

10443 WAPITI Drive, Calgary T2J 1J3

Willow Park 08/23/24 List Price: **\$775,000** MLS®#: A2159542 Area: Listing

Status: Active Calgary County: Change: -\$50k, 03-Sep Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: Detached

City/Town: Year Built: 1965 Lot Information

Lot Sz Ar: Lot Shape:

Calgary

Finished Floor Area Abv Saft:

Low Sqft:

7,276 sqft Ttl Sqft: 1,234

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

26

Ttl Park:

4 (3 1) 2.0 (2 0)

2

Bungalow

Garage Sz:

Access:

Lot Feat: Back Yard, Few Trees, Front Yard, Lawn, Interior Lot, No Neighbours Behind, Landscaped Park Feat:

1,234

Off Street

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas Stucco Flooring:

Ext Feat: **Private Entrance, Storage** Ceramic Tile, Hardwood, Linoleum

Water Source: Fnd/Bsmt: **Poured Concrete**

9`6" x 5`0"

Laminate Counters

Basement

Heating:

Sewer:

Utilities:

4pc Bathroom

Kitchen Appl: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings Int Feat:

Room Information

Room Level **Dimensions** Room Level **Dimensions** Kitchen Main 16`6" x 9`0" **Dining Room** Main 11`6" x 10`6" **Living Room** Main 17`6" x 12`0" Laundry Main 6`0" x 6`0" Laundry Basement 7`0" x 5`0" Kitchen Basement 15`6" x 10`0" 12`6" x 10`6" **Game Room Basement** 20`6" x 16`4" **Bedroom - Primary** Main **Bedroom** Main 11`0" x 9`0" **Bedroom** 11`6" x 8`6" Main **Bedroom Basement** 14`0" x 10`0" 4pc Bathroom Main 9`0" x 7`0"

Legal/Tax/Financial

Title: Fee Simple	Zoning: HGO
Legal Desc:	3035JK Remarks
	remais
Pub Rmks:	HEADS UP DEVELOPERS! **52x140 H-GO LOT** Recently up-zoned HGO and may have potential for development of 4 or more units. Nestled in the heart of WILLOW PARK, this INVESTOR SUITED 4 BEDROOM BUNGALOW has an ILLEGAL BASEMENT SUITE. Upon entering the SEPARATE FRONT ENTRANCE, the upper unit has 3 BEDROOMS, a 4 PIECE BATHROOM and KITCHEN on the main floor, complete with a DINING AREA and good sized LIVING ROOM. The SEPARATE REAR ENTRANCE accesses the basement unit that has 1 BEDROOM, 4 PIECE BATHROOM and an ADDTIONAL KITCHEN, DINING, LAUNDRY and LIVING AREA. Both units have a FIREPLACE. Heading out to the LARGE FENCED BACKYARD, you'll find a LARGE DECK, FEW TREES and STORAGE SHED. CLOSE TO SCHOOLS, PARKS, TRANSIT and SHOPPING, this property is ideal if you are looking for a INVESTMENT or would also be a great opportunity for RE-DEVELOPMENT.
Inclusions:	Refrigerator, Washer, Dryer
Property Listed By:	Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123