

## 1616 3 Street, Calgary T2M 2X8

MLS®#: **A2159929 Crescent Heights** Listing 08/22/24 List Price: **\$950,888** Area:

Status: Active County: Calgary Change: -\$138k, 04-Sep Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached

City/Town: Calgary Year Built: 1910

Lot Sz Ar: Lot Shape: Finished Floor Area

Abv Saft: 1,148 Low Sqft:

Ttl Sqft: 5,202 sqft

1,148

Ttl Park:

Garage Sz:

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

3 (3)

2

1.0 (1 0)

1 and Half Storey

27

Access:

Lot Feat: Back Lane, Back Yard, Corner Lot, Cul-De-Sac, See Remarks

Park Feat: **RV Access/Parking** 

## Utilities and Features

Roof: Asphalt Construction:

> Central, Natural Gas **Vinyl Siding, Wood Frame**

> > Flooring:

Ext Feat: **Private Yard** Carpet, Ceramic Tile, Hardwood

> Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Int Feat: See Remarks

**Utilities:** 

Heating:

Sewer:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`8" x 11`0"	Bedroom	Main	7`8" x 13`10"
Dining Room	Main	10`0" x 12`11"	Kitchen	Main	14`0" x 9`11"
Living Room	Main	10`0" x 16`11"	Sunroom/Solarium	Main	10`1" x 5`3"
Bedroom	Second	10`0" x 12`7"	Den	Second	13`2" x 10`4"
Bedroom - Primary	Second	10`0" x 15`10"			

## Legal/Tax/Financial

Title: Fee Simple		Zoning: MC1		
Legal Desc:	4923R	Remarks		
Pub Rmks:	For more information, please click on Brochure button below. Investor alert! Exceptional development opportunity! Lot currently has a tenanted home on the property. 3 bed + den and 1 bath - 4 piece. Seize the potential of this multi-residential property, optimally located in the vibrant neighborhood of crescent heights. Boasting m-c1 zoning, this corner lot presents a unique prospect for development, with city approvals and permits already in place. Included are professional architectural renderings by a renowned inner-city specialist, tailored to enhance the utility and appeal of the space. The proposed designs feature potentially a versatile 2 or 3-bedroom units, each with a potential legally compliant basement walkout, making them ideal for student accommodations or long-term mixed-use tenancy. Capitalize on this prime investment opportunity! Existing dwelling will be demolished at buyers expense. Some photos are examples of rendering drawings.			
Inclusions:	n/a			

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