



THE
A-TEAM

**RE/MAX
FIRST**

1616 3 Street, Calgary T2M 2X8

MLS® #: **A2159929**

Area: **Crescent Heights**

Listing Date: **08/22/24**

List Price: **\$950,888**

Status: **Active**

County: **Calgary**

Change: **-\$138k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1910**

Lot Information

Lot Sz Ar: **5,202 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,148**

Low Sqft:

Ttl Sqft: **1,148**

DOM

91

Layout

Beds: **3 (3)**

Baths: **1.0 (1 0)**

Style: **1 and Half Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Cul-De-Sac,See Remarks**
Park Feat: **RV Access/Parking**

Utilities and Features

Roof: **Asphalt**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **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:

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"			

Title:
Fee Simple
Legal Desc:

4923R

Zoning:
MC1

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:
Property Listed By:

n/a
Easy List Realty

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