



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2639 29 Street, Calgary T3E 2K6**

MLS®#: **A2160307**

Area: **Killarney/Glengarry**

Listing Date: **08/25/24**

List Price: **\$1,250,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1953**  
Lot Information  
Lot Sz Ar: **7,534 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **952**  
Low Sqft:  
Ttl Sqft: **952**

DOM

**24**  
Layout  
Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Few Trees,See Remarks**  
Park Feat: **Off Street,Single Garage Detached,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 9`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`0" x 15`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 10`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 10`4"</b>	<b>4pc Bathroom</b>	<b>Suite</b>	<b>7`8" x 5`0"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc: **1855W**

Zoning: **H-GO**

Remarks

Pub Rmks: **This is a fantastic opportunity to Invest in the vibrant Killarney community. This is a prime lot with significant redevelopment potential (H-GO zoning). Just a short walk from shopping, dining, the library, a recreation center, and various other amenities, this location offers convenient access to everything you need, including transportation to have a very attractive rental building. The existing well-maintained three-bedroom home features a kitchen with ample cabinetry, a spacious living room, and a large backyard. Additionally, the property includes a detached single-car garage, plenty of parking in the front, and an extra parking space beside the garage. This property is ideal for generating rental income while planning redevelopment or as a great revenue property. We can provide an amazing revenue generating redevelopment concept call for more details.. This lot comes with development permit approval, DSSP approval, and full Building Permit plans.**

Inclusions: **N/A**

Property Listed By: **Coldwell Banker Mountain Central**

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