

6811 89 Avenue, Calgary T2L4M5

MLS®#: **A2161109** Area: **Saddle Ridge** Listing **08/28/24** List Price: **\$7,499,000**

Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**

Date:



General Information

Prop Type: Residential Sub Type: Detached

City/Town: Calgary Finished Floor Area
Year Built: 1973 Abv Sqft:

<u>Lot Information</u> Low Sqft:

Lot Sz Ar: **149,846 sqft** Ttl Sqft: **1,185**

Lot Shape:

<u>Parking</u>

DOM

218

Layout

Beds:

Baths:

Style:

1,185

Ttl Park: 2
Garage Sz: 2

3 (3)

1.5 (1 1)

Acreage with

Residence, Bungalow

Access:
Lot Feat: Few Trees,Interior Lot,Rectangular Lot

Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle

Heating: Mid Efficiency,Forced Air

Sewer:

Ext Feat: Other

Construction: Vinyl Siding

Flooring:

Carpet, LinoleumWater Source:
Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer

Int Feat: Laminate Counters

Utilities:

Room Information

Room 3pc Bathroom Bedroom - Primary 2pc Bathroom	<u>Level</u> Main Main Main	Dimensions 0`0" x 0`0" 13`6" x 11`5" 0`0" x 0`0"	Room Bedroom Living Room Bedroom	<u>Level</u> Main Main Main	Dimensions 10`0" x 10`1" 17`6" x 15`0" 10`0" x 10`0"
Dining Room	Main	12`4" x 9`0"			
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		S-FUD			
Legal Desc:	731001				
			Remarks		
Pub Rmks:	!!Builders/ Investor	Alert !! An Excellent opportunity to		<u>-</u>	he heart of Saddleridge NE Calgary. This land
	lands are developed garage on this land LRT, Nelson Mandel	l or under development and no more and tenants are paying \$2000a mor	e land available after this parcel of th . The house is sold in as in co	of land. There is a bungalow ndition. This property is walk	on each lots. The most of neighboring parcel of house in good condition with double attached ting distance to YMCA, Genesis, Saddletowne owntown . Act right now to buy this land before
Inclusions:	lands are developed garage on this land	l or under development and no more and tenants are paying \$2000a mor	e land available after this parcel of th . The house is sold in as in co	of land. There is a bungalow ndition. This property is walk	house in good condition with double attached ing distance to YMCA, Genesis, Saddletowne

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



