



THE
A-TEAM

**RE/MAX
FIRST**

515 34 Street, Calgary T2N 2X8

MLS®#: **A2162325**

Area: **Parkdale**

Listing Date: **09/03/24**

List Price: **\$985,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1952**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,043**
Low Sqft:
Ttl Sqft: **1,043**

DOM

16
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Landscaped**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt,Asphalt Shingle**
Heating: **Mid Efficiency**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Wood Frame**
Flooring: **Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Refrigerator,Stove(s)**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`3" x 13`11"
Kitchen With Eating Area	Main	6`10" x 13`9"
Bedroom - Primary	Main	11`2" x 8`6"
Bedroom	Main	9`11" x 9`2"

Room	Level	Dimensions
Dining Room	Main	7`7" x 7`7"
Entrance	Main	6`6" x 3`7"
Bedroom	Main	9`11" x 9`2"
4pc Bathroom	Main	8`5" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8321AF

Zoning:
M-C1

Remarks

Pub Rmks: **Fabulous inner city M-C1 lot one half block off 3 Av in Parkdale and about a block from the river and facing onto one of the best ice cream shops in the city, investors looking to build multi family this is a primo location. Close to many amenities, shopping, transit, schools, parks, hospital, downtown, etc. nothing holding you back. Many, many multi family projects all around you, just use your imagination. The house is in good shape, nothing that a little TLC wouldn't fix. It is very liveable with three bedrooms up and a two bedroom living area in the lower level with a 4 piece bath, living room and a kitchen set up. Well treed lot with a single garage and it sides onto a alley. Live in it, rent it out, redevelop it, many , many choices**

Inclusions: **NONE**
Property Listed By: **Calgary West Realty**

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



