



THE
A-TEAM

**RE/MAX
FIRST**

5706 2 Street, Calgary T2H 1Y6

MLS® #: **A2162576**

Area: **Manchester**

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

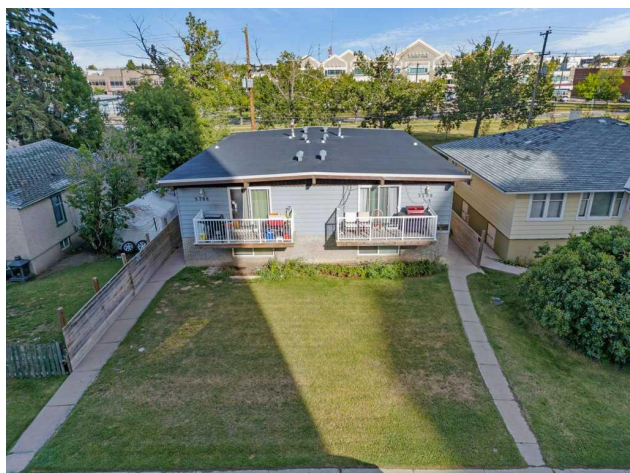
List Price: **\$1,249,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Full Duplex**
City/Town: **Calgary**
Year Built: **1968**

Lot Information

Lot Sz Ar: **6,253 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Gentle Sloping,Landscaped,Rectangular Lot**
Park Feat: **Parking Pad**

DOM

15

Layout

Beds: **8 (4 4)**
Baths: **4.0 (4 0)**
Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **4**
Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Vinyl Siding**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Oven,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	13`0" x 10`0"
Bedroom	Main	13`4" x 8`11"
4pc Bathroom	Main	8`5" x 5`0"
Bedroom	Basement	11`8" x 8`7"
Bedroom - Primary	Lower	12`10" x 16`4"

Room	Level	Dimensions
Bedroom	Main	13`5" x 8`11"
Bedroom	Main	13`1" x 10`0"
4pc Bathroom	Main	8`3" x 5`0"
Bedroom	Basement	11`7" x 8`6"
Bedroom - Primary	Lower	12`10" x 16`3"

4pc Bathroom

Basement

8`5" x 4`11"

4pc Bathroom

Basement

8`3" x 5`4"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

5454AC

Zoning:

DC

Remarks

Pub Rmks:

| DC-1 with Permitted Use of MU-1 (MU-1f8h75) | Upper Units: 3 bedrooms, 1 bathroom each | Each unit has its laundry facilities | Walk-out Basement Suites | Backing onto Park | Discover this exceptional duplex nestled in the vibrant community of Manchester. The duplex currently features two upper units, each with 3 bedrooms and 1 bathroom, providing ample living space for tenants. Additionally, there are two illegal basement suites, each with 1 bedroom and 1 bathroom. These suites offer a reliable income stream while providing a foundation for future development. 9-min drive to downtown, 8-min drive to Rockyview General Hospital, Walking distance to Chinook Mall, and Walking distance to Chinook Wholesalers. This property boasts a lucrative zoning change to DC-1, allowing for a wide range of development possibilities. With a Permitted Use of MU-1 (MU-1f8h75), you can achieve a floor area ratio of 5.0, offering significant potential for expansion and increased rental income. This presents a unique opportunity for investors and builders alike. Whether you're seeking to maximize rental income, redevelop the property into a larger multi-family building, or explore other development possibilities, this property offers a solid foundation for success. Neighboring lots can also be for sale.

Inclusions:

4 Fridges, 4 Electric Ovens, 4 Washer/Dryers, 2 Hoodfans

Property Listed By:

CIR Realty

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