



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4707 EDMONTON TRAIL , Calgary T2E3V7**

MLS® #: **A2162797**

Area: **Greenview**

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

List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1961**

Finished Floor Area

Abv Sqft: **1,054**  
Low Sqft:  
Ttl Sqft: **1,054**

Lot Information

Lot Sz Ar: **5,382 sqft**  
Lot Shape:

DOM

**109**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow,Side by Side**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Shingle**  
Heating: **Baseboard,Mid Efficiency**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Stucco,Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **None**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Dry Bar**  
Utilities:

Room Information

Room  
**Bedroom - Primary**  
**4pc Bathroom**

Level  
**Main**  
**Basement**

Dimensions  
**11`3" x 12`5"**  
**7`3" x 5`1"**

Room  
**Bedroom**

Level  
**Main**

Dimensions  
**9`7" x 11`3"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**6514HW**

Zoning:  
**r-c2**

Remarks

Pub Rmks: **SOLD AS IS CONDITION..CMHC MLI Select Eligible Project with DP approval in progress! This beautiful development lot features 10 units in total - 5 units plus 5 secondary suites plus 5 parking stalls. Qualifies for CMHC MLI Select density requirements (subject to lender approval). A fantastic opportunity to own a CMHC MLI Select project without the risk and headaches of permits. Development Permit in progress with City of Calgary and will be approved and ready for construction Spring 2025. Price includes Construction drawings and Building Permit drawings.**

Inclusions:  
Property Listed By:

**None**  
**Grand Realty**

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

