



THE
A-TEAM

**RE/MAX
FIRST**

1718 26 Avenue, Calgary T2G 1R9

MLS®#: **A2163610**

Area: **Inglewood**

Listing Date: **09/06/24**

List Price: **\$398,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1912**

Finished Floor Area

Abv Sqft: **757**

Low Sqft:

Ttl Sqft: **757**

Lot Information

Lot Sz Ar: **2,206 sqft**

Lot Shape:

DOM

12

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Yard,Rectangular Lot**

Park Feat: **None,On Street**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Bar Fridge,Dryer,Electric Stove,Washer**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`8" x 10`0"
Dining Room	Main	8`0" x 6`8"
Bedroom	Main	9`0" x 8`7"
Covered Porch	Main	18`0" x 6`0"

Room	Level	Dimensions
Kitchen	Main	9`8" x 8`0"
Bedroom - Primary	Main	16`5" x 9`0"
4pc Bathroom	Main	7`6" x 4`11"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

8670AH

R-C2

Remarks

Pub Rmks:

****ATTENTION** : DESIGNERS, INVESTORS, DEVELOPERS, RENTERS & FIRST TIME HOME BUYERS**** Endless opportunities with the right Creativity & TLC - perfect handyman special in the highly sought after community of INGLEWOOD...With a forward thinking vision, this could be a very special property. Currently a simple, cute 757 sq.ft house sitting on a 2206 sq.ft lot - perfect for a single person or couple. It is becoming harder to own inner city land these days - RENOVATE - REBUILD - LIVE IN or RENT OUT... Why buy a small condo when you can buy a small Inner-city house with land instead? NO CONDO FEES! OWN YOUR OWN LAND! Home is Sold as-is. Let your creative juices flow...

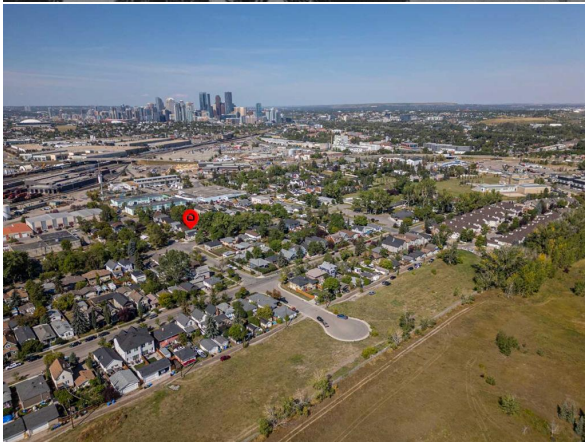
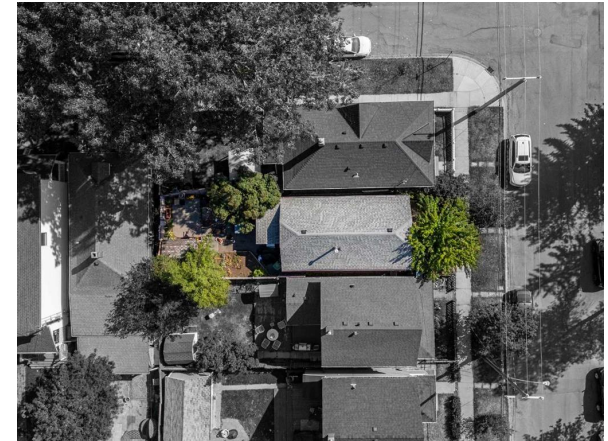
Inclusions:

N/A

Property Listed By:

RE/MAX House of Real Estate

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





1718 26 AVENUE SE
REC-A MEASUREMENT STANDARD - Calgary, AB
MAIN LEVEL (AG) - 757.29 Sq Ft / 70.35 m²
TOTAL ABOVE GRADE RMS SIZE - 757.29 Sq Ft / 70.35 m²



