



THE
A-TEAM

**RE/MAX
FIRST**

1324 8 Avenue, Calgary T2G 0M9

MLS®#: **A2164148**

Area: **Inglewood**

Listing Date: **09/11/24**

List Price: **\$749,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1893**

Lot Information

Lot Sz Ar: **5,274 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Off Street,Outside,Rear Drive,Stall**

DOM

8

Layout

Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **3**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Natural Gas,Radiant,See Remarks**
Sewer:
Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Metal Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Washer**
Int Feat: **High Ceilings,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Den	Main	9`0" x 8`11"
Foyer	Main	8`4" x 9`0"
Living Room	Main	11`4" x 12`4"
4pc Bathroom	Main	
Loft	Second	9`7" x 15`11"
2pc Bathroom	Basement	

Room	Level	Dimensions
Dining Room	Main	11`3" x 9`1"
Kitchen	Main	15`10" x 10`9"
Bedroom - Primary	Main	8`11" x 18`5"
Loft	Second	9`9" x 15`3"
Den	Basement	7`0" x 7`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

A3

Remarks

Pub Rmks: **Attention Builders and Investors. This property is all about location. Located in Inglewood with the park behind which backs onto the Bow River. Back alley access to this lot which provides good parking on the lot and can have underground parking pending city permit approval. The current owners purchased extra land from the City of Calgary and added to this lot so that it now extends to 160 ft in length x 33ft wide. We have a Real Property report with compliance for the buyer to review. Walking distance to shopping, walking paths, and the bow River. Check out all the pictures of the interior of the house. Ready to move in today. Call for your personal viewing asap before its gone.**

Inclusions:
Property Listed By: **N/A**
Royal LePage Benchmark

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











1324 8th Ave SE
Approximate
Boundaries

