

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		Associatio	n: Fort McMurray			
		1		General Info Prop Type: Sub Type: City/Town: Year Built: Lot Informa		Residentia Detached Calgary 1893	I	<u>Finished Floor Area</u> Abv Sqft: Low Sqft:	1,236	DOM 8 Layout Beds: Baths: Style:	1 (1) 1.5 (1 1) 1 and Half Storey
				Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:		5,274 sqft Back Lane, Off Street,	,Back Yard	Ttl Sqft:	1,236	<u>Parking</u> Ttl Park: Garage Sz:	3

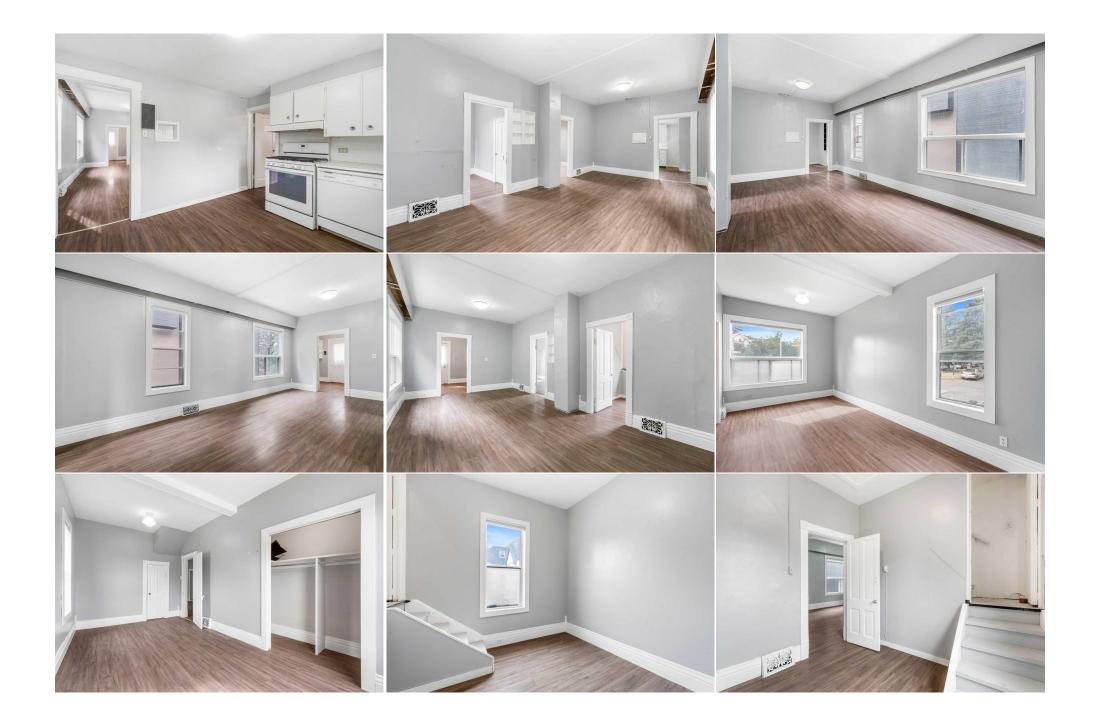
Utilities	and	Features

Roof: Heating: Sewer:	Asphalt Natural Gas,Radiant,See Remarks		Construction: Metal Siding Flooring: Laminate Water Source: Fnd/Bsmt: Poured Concrete Room Information			
Ext Feat:	Balcony,Private Entrance,Private Yard					
Kitchen Appl: Int Feat: Utilities:	Dishwasher,Dryer,Ele High Ceilings,See Ren	-				
Room Den Foyer Living Room 4pc Bathroom Loft	<u>Level</u> Main Main Main Main Second	Dimensions 9`0" x 8`11" 8`4" x 9`0" 11`4" x 12`4" 9`7" x 15`11"	<u>Room</u> Dining Room Kitchen Bedroom - Primary Loft Den	<u>Level</u> Main Main Main Second Basement	Dimensions 11`3" x 9`1" 15`10" x 10`9" 8`11" x 18`5" 9`9" x 15`3" 7`0" x 7`2"	
2pc Bathroom			Legal/Tax/Financial	Zabellient		

Title: Fee Simple		Zoning: R-CG					
Legal Desc:	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:	N/A						
Property Listed By:	Royal LePage Bench	hmark					

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











1324 8th Ave SE Approximate Boundaries



