



THE
A-TEAM

**RE/MAX
FIRST**

3116 4A Street, Calgary T2M 3B4

MLS®#: **A2164210** Area: **Mount Pleasant** Listing Date: **09/09/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **+\$35k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1950** Abv Sqft: **793**
Lot Information Low Sqft:
 Lot Sz Ar: **6,027 sqft** Ttl Sqft: **793**
 Lot Shape:

DOM

10
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Linoleum**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer**
 Int Feat: **No Smoking Home,Separate Entrance**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`10" x 5`0"	Dining Room	Main	8`2" x 5`1"
Living Room	Main	12`5" x 12`8"	Bedroom	Main	8`9" x 11`1"
Kitchen	Main	12`2" x 12`8"	Bedroom - Primary	Main	12`4" x 9`11"
3pc Bathroom	Lower	5`2" x 8`8"	Eat in Kitchen	Lower	12`2" x 12`1"
Living/Dining Room Combination	Lower	11`11" x 19`3"	Bedroom	Lower	11`10" x 9`1"

Laundry **Lower** **12`1" x 9`10"** **Furnace/Utility Room** **Lower** **6`4" x 5`9"**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
Legal Desc: **3955R**

Remarks

Pub Rmks: **Great investment opportunity for builders and developers. 50'x120'-foot lot for sale in Mount Pleasant, great location steps away from Confederation park on quiet street. Have blueprints for 3 storey duplex. See in attachment section. Development permit nearing approval. Bungalow in good shape and could have income while buyer is finalizing development. Lower unit is a registered legal suite with City of Calgary (#9257). Development Plan Permit number for this property is DP2024-05210.**

Inclusions: **None**
Property Listed By: **Royal LePage Mission Real Estate**

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



