



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**107 40 Avenue, Calgary T2E 2M6**

MLS® #: **A2165483**

Area: **Highland Park**

Listing Date: **09/10/24**

List Price: **\$1,800,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1910**

Lot Information

Lot Sz Ar: **6,824 sqft**  
Lot Shape:

Access:

Lot Feat: **City Lot**  
Park Feat: **Parking Pad**

DOM

**9**

Layout

Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Other**

Construction: **Wood Frame**  
Flooring: **Other**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>17`5" x 13`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>25`6" x 16`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>18`8" x 13`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>2pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>12`5" x 11`3"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>12`0" x 9`1"</b>
<b>Game Room</b>	<b>Lower</b>	<b>13`3" x 12`10"</b>	<b>Laundry</b>	<b>Lower</b>	<b>13`2" x 9`4"</b>

Furnace/Utility Room  
3pc Bathroom

Lower  
Lower

10`10" x 9`3"  
0`0" x 0`0"

4pc Bathroom

Lower

0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**36745**

Zoning:  
**M-H1**

Remarks

Pub Rmks: **PRIME DEVELOPMENTAL OPPORTUNITY! Approved and rezoned M-H1 property in the desirable & mature community of Highland Park. The current M-H1 zoning offers an unparalleled investment opportunity which allows for an 6-8 storey (26 m) multi-residential development with commercial on the main floor. Capitalize on its close proximity and views to downtown Calgary, easy access to the city's vibrant core and future green line LRT, and its immediate income-producing potential as its current residential state. Strategically-located near local landmarks, transportation hubs, parks/playgrounds, and connectivity to both residential and commercial amenities. CALLING ALL INVESTORS, DEVELOPERS, & BUILDERS!**

Inclusions:  
Property Listed By: **n/a**  
**RE/MAX Real Estate (Central)**

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









