



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:

Finished Floor Area
Abv Sqft: **1,231**
Low Sqft:
Ttl Sqft: **1,231**

DOM

65
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

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

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

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
Kitchen	Main	17`5" x 13`6"
Bedroom - Primary	Main	18`8" x 13`2"
4pc Bathroom	Main	0`0" x 0`0"
Kitchen	Lower	12`5" x 11`3"
Game Room	Lower	13`3" x 12`10"

Room	Level	Dimensions
Living Room	Main	25`6" x 16`3"
Bedroom	Main	11`2" x 10`0"
2pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Lower	12`0" x 9`1"
Laundry	Lower	13`2" x 9`4"

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









