



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4405 17 Avenue, Calgary T2A 0T5**

MLS® #: **A2166093**      Area: **Forest Lawn**      Listing Date: **09/18/24**      List Price: **\$689,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1956**  
Lot Information  
 Lot Sz Ar: **5,694 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **837**  
 Low Sqft:  
 Ttl Sqft: **837**

DOM

**76**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **RV Access/Parking,See Remarks,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

Construction: **Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

| Room               | Level       | Dimensions            | Room                | Level       | Dimensions          |
|--------------------|-------------|-----------------------|---------------------|-------------|---------------------|
| <b>Living Room</b> | <b>Main</b> | <b>12`4" x 111`7"</b> | <b>Kitchen</b>      | <b>Main</b> | <b>7`5" x 5`10"</b> |
| <b>Nook</b>        | <b>Main</b> | <b>11`5" x 7`1"</b>   | <b>Bedroom</b>      | <b>Main</b> | <b>12`9" x 8`1"</b> |
| <b>Bedroom</b>     | <b>Main</b> | <b>11`5" x 11`3"</b>  | <b>4pc Bathroom</b> | <b>Main</b> | <b>7`5" x 5`0"</b>  |

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **MU-1 f4.5h20**

Legal Desc:

1348GJ

Remarks

Pub Rmks: **Attention Investors! Discover a prime handyman special on International Ave (17 Ave), offering excellent potential as a holding property. This bungalow, complete with a detached garage, sitting on a large Large 50'x114' MU-1 f4.5h20 zoned Lot holds great promise for commercial zoning opportunities. Don't miss out on the chance to transform this property into a lucrative investment. Call today to schedule your private viewing!**

Inclusions: **Appliances (as-is where is)**  
Property Listed By: **2% Realty**

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



