



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

1
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** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood,Linoleum**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

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

Room Information

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

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



