



THE
A-TEAM

**RE/MAX
FIRST**

721 4 Avenue, Calgary T2E 0K3

MLS®#: **A2168009** Area: **Bridgeland/Riverside** Listing Date: **09/30/24** List Price: **\$974,800**
 Status: **Active** County: **Calgary** Change: **-\$25k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1953**
Lot Information
 Lot Sz Ar: **4,908 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,598**
 Low Sqft:
 Ttl Sqft: **1,598**

DOM

52
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Garden,Street Lighting**
 Park Feat: **Garage Faces Front,Off Street,Single Garage Attached,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Garden,Private Yard**

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

Kitchen Appl: **Dryer,Electric Stove,Gas Stove,Refrigerator,Washer**
 Int Feat: **Crown Molding,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`1" x 9`8"	Bedroom	Main	11`0" x 13`7"
Bedroom	Main	10`5" x 12`0"	4pc Bathroom	Main	6`11" x 9`8"
Kitchen	Main	10`10" x 9`8"	Living Room	Main	14`7" x 15`1"
Living Room	Second	14`4" x 13`11"	Kitchen	Second	14`4" x 3`9"
2pc Bathroom	Second	7`7" x 2`7"	Kitchen	Suite	8`8" x 9`3"
4pc Bathroom	Suite	7`1" x 9`3"	Bedroom	Suite	10`5" x 9`3"
Kitchen	Lower	7`8" x 9`3"	Bedroom	Lower	8`4" x 12`8"

4pc Bathroom

Lower

4`0" x 11`2"

Living Room
Legal/Tax/Financial

Lower

9`8" x 14`11"

Title:
Fee Simple
Legal Desc:

4647V

Zoning:
R-CG

Remarks

Pub Rmks: ****PRICE ADJUSTMENT & EASY TO SHOW** Opportunity knocks with this Detached Multi Family complex in Bridgeland. Situated on a Large RC-G Corner lot (45 X 110 SF) with a back alley. This complex has ONE vacant 3 BEDROOM (Main floor) Suite with an attached garage, TWO 1 BEDROOM Suites (south and east in the basement) and ONE bachelor suite (above the garage) and 2 oversized Single car garages. Currently 2 units are vacant making this an ideal situation for someone to live in the 3 bedroom and rent out the remaining 3 other units & the garage(s). Or for the savvy investor to capitalize on the low vacancy rate and put in their ideal tenants. This has endless potential for a buyer looking to subsidize the cost owning a property, or a developer looking to capitalize on a corner lot zoned for Multifamily, or an Investor looking to add to their portfolio. MUST BE SEEN TO BE APPRECIATED.**

Inclusions:
Property Listed By: **4 Fridges, 4 Stoves and coin op. Washer and Dryer
Century 21 Bamber Realty LTD.**

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







