



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**707 33 Street, Calgary T2N2W7**

MLS® #: **A2168704**

Area: **Parkdale**

Listing Date: **09/25/24**

List Price: **\$929,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1955**

Lot Information

Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane**  
Park Feat: **Double Garage Detached**  
Utilities and Features

DOM

**27**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

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

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **None**  
Int Feat: **Wood Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 11`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 11`6"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc: **8321AF**

Zoning: **R-CG**

Remarks

Pub Rmks: **Prime 50 x 120 RC-G lot in the heart of Parkdale, offering immense potential with Calgary's new blanket zoning changes. This tree-lined street is surrounded by luxury homes, making it perfect for building your dream home, two infills, or even more units. Enjoy the serenity of a quiet neighborhood, just steps away from the**

**Bow River, pathways, Foothills Hospital, Parkdale Elementary, and the popular Lazy Loaf & Kettle Café. The existing bungalow has no value; this is purely a land opportunity. Don't miss out—book your private viewing today!**

Inclusions:

**none**

Property Listed By:

**URBAN-REALTY.ca**

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