



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**821 23 Avenue, Calgary T2N 1T3**

MLS® #: **A2168763**

Area: **Mount Pleasant**

Listing Date: **10/03/24**

List Price: **\$875,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1947**

Lot Information

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

Finished Floor Area

Abv Sqft: **856**  
Low Sqft:  
Ttl Sqft: **856**

DOM

**26**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Level,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
Int Feat: **Storage**  
Utilities:

Room Information

Room  
**4pc Bathroom**  
**Bedroom**

Level  
**Main**  
**Main**

Dimensions  
**12`0" x 9`0"**

Room  
**Bedroom - Primary**

Level  
**Main**

Dimensions  
**13`7" x 10`5"**

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R-CG**

Legal Desc:

**29340**

Remarks

Pub Rmks:

**This spacious 50' x 120' R-CG lot offers an exceptional opportunity for redevelopment in one of Calgary's most sought-after inner-city communities. Located just a few blocks from the stunning Confederation park on a well developed street, the potential of this site is endless. With zoning that allows for duplexes, semi-detached homes, or potentially other multi-family configurations, this lot is perfect for investors or builders looking to capitalize on the growing demand for modern infills in Mount Pleasant. The location provides quick access to downtown Calgary, schools, parks, and transit, making it an ideal spot for future homeowners or renters. Whether you're looking to build custom infills or hold the property as an investment, this is a rare chance to secure prime real estate in a vibrant neighbourhood.**

Inclusions:

n/a

Property Listed By:

**RE/MAX House of Real Estate**

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







