



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4102 16 Avenue, Calgary T2A 0N7**

MLS® #: **A2169150**

Area: **Forest Lawn**

Listing Date: **09/27/24**

List Price: **\$900,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1948**

Lot Information

Lot Sz Ar: **8,557 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **950**  
Low Sqft:  
Ttl Sqft: **950**

DOM

**85**  
Layout  
Beds: **5 (2 3 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt,Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**  
Int Feat: **Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`8" x 12`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 12`0"</b>
<b>3pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 12`2"</b>
<b>Living Room</b>	<b>Basement</b>	<b>8`4" x 10`4"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 12`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`6" x 12`0"</b>
<b>Laundry</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>10`7" x 7`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`4" x 10`1"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc:

**7282HK**

Zoning: **R-CG**

Remarks

Pub Rmks: **Discover an unparralel development opportunity. This OVERSIZED CORNER LOT 75x112 RCG ZONED TOTAL 8500+ SQFT of BUILDING SPACE | OVERSIZED CORNER LOT | DP SUBMITTED TO CITY. Excellent opportunity for builders/developers to build a multifamily units on this EXCEPTIONALLY LARGE CORNER LOT, DP submitted to the city for 5 townhouses with 5 legal suites + 2 Garage suites. Currently the lot features a rented 4 bed, 1 bath bungalow and an oversized double detached garage.**

Inclusions: **none**

Property Listed By: **URBAN-REALTY.ca**

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



