



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:

Access:

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

DOM

25
Layout
Beds: **5 (2 3)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

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

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>
Living Room	Main	14`8" x 12`8"
Bedroom - Primary	Main	12`0" x 12`0"
3pc Bathroom	Main	
Bedroom	Basement	12`2" x 12`2"
Living Room	Basement	8`4" x 10`4"

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7282HK

Zoning:
R-CG

Remarks

Pub Rmks: **Discover an unparallel 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