



THE
A-TEAM

**RE/MAX
FIRST**

1603 42 Avenue, Calgary T2T 2M4

MLS®#: **A2170106**

Area: **Altadore**

Listing Date: **10/18/24**

List Price: **\$1,500,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1954**

Lot Information

Lot Sz Ar: **7,330 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Single Garage Attached**

DOM

0

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

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: **Other**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`11" x 10`10"
Living Room	Main	20`2" x 13`5"
Den	Basement	11`11" x 8`0"
Bedroom	Main	12`8" x 10`10"
Bedroom	Main	9`6" x 9`5"
Bedroom	Basement	11`11" x 9`8"
4pc Bathroom	Basement	

Room	Level	Dimensions
Dining Room	Main	11`0" x 9`4"
Living Room	Basement	21`8" x 11`6"
Laundry	Basement	8`8" x 3`0"
Bedroom	Main	12`8" x 9`5"
Bedroom	Basement	11`9" x 9`9"
4pc Bathroom	Main	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4626GK

Remarks

Pub Rmks: **Seize this rare opportunity to develop in the prestigious community of Altadore! This massive 7,330 sq ft lot, featuring an impressive 61 ft frontage and 120 ft depth, is perfect for a high-end luxury single-family home or a multi-family townhome/rowhome project. The existing home is well-maintained and includes a newer furnace, hot water tank, and roof, offering the option for immediate rental income or holding potential while planning your future development. Located just one block from the beautiful River Park, which includes an off-leash dog park, and within easy access to North Glenmore Athletic Park, this property combines tranquility and recreation with urban convenience. With multiple schools just a 2-minute walk away, this site is ideal for family-focused developments. Maximize your return by building in one of Calgary's most desirable inner-city neighborhoods. Don't miss out!**

Inclusions:
Property Listed By: **NA
Real Broker**

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







