



THE
A-TEAM

**RE/MAX
FIRST**

1304 GLADSTONE Road, Calgary T2N 3G3

MLS®#: **A2170215** Area: **Hillhurst** Listing Date: **10/04/24** List Price: **\$625,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1911**
Lot Information
 Lot Sz Ar: **3,767 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,011**
 Low Sqft:
 Ttl Sqft: **1,011**

DOM
25
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Wood Frame**
 Flooring: **Other**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **None**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	1`0" x 1`0"	4pc Bathroom	Main	1`0" x 1`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **5609J**
 Zoning: **M-CG**

Remarks

Pub Rmks:

******ATTENTION BUILDERS & DEVELOPERS *** This M-CG zoned property is 9.14 meters wide x 38.17 meters deep (29.98 feet X 125.23 feet). The property is being sold as Land Value. The house is 1011 sq ft and is not habitable. This prime building lot in the heart of Hillhurst is surrounded by million dollar plus homes and is prime for redevelopment. Steps to all of the amenities and attractions of Kensington, downtown and the bow river pathways. Land and Improvements being Sold "As-Is Where-Is "**

Inclusions:

n/a

Property Listed By:

RE/MAX Realty Professionals

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



