



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3817 9 Street, Calgary T2T 3E1**

MLS®#: **A2170470**

Area: **Elbow Park**

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

List Price: **\$1,750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1952**  
Lot Information  
Lot Sz Ar: **6,249 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,360**  
Low Sqft:  
Ttl Sqft: **2,360**

DOM

**3**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **1 and Half Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Views**  
Park Feat: **Parking Pad**

Utilities and Features

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

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

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

Room Information

Room  
**3pc Bathroom**

Level  
**Main**

Dimensions  
**0`0" x 0`0"**

Room  
**Bedroom**  
Legal/Tax/Financial

Level  
**Second**

Dimensions  
**14`0" x 9`6"**

Title: **Fee Simple**

Zoning: **R-CG**

Legal Desc: 5584R

Remarks

Pub Rmks: **\*\*\*\*\*NOTE-THIS IS THE SOUTH 50FT LOT OF THE EXISTING ADDRESS OF 3817. THE LOT HAS BEEN SUBDIVIDED. THIS PROPERTY IS LAND VALUE ONLY. HOUSE SCHEDULED TO BE REMOVED APRIL 2025\*\*\*\* PERFECT BUILDING SITE! THIS PROPERTY BACKS ON TO A GREEN SPACE/PARK AND HAS WONDERFUL VIEWS OF THE ELBOW RIVER VALLEY.**

Inclusions: **NONE**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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





