



THE
A-TEAM

**RE/MAX
FIRST**

405 22 Avenue, Calgary T2E 1T8

MLS®#: **A2170476**

Area: **Winston
Heights/Mountview**

Listing **10/02/24**
Date:

List Price: **\$579,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 04-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1947**

Lot Information

Lot Sz Ar: **4,996 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Double Garage Detached,On Street**

DOM

50
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Composite Siding**
Flooring: **Hardwood,Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Washer/Dryer**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 11`9"
Bedroom	Main	13`11" x 7`10"
Laundry	Main	9`6" x 9`2"
Bedroom	Main	11`10" x 8`6"
3pc Bathroom	Upper	5`1" x 6`4"

Room	Level	Dimensions
Entrance	Main	3`11" x 7`10"
Kitchen With Eating Area	Main	11`9" x 11`6"
4pc Bathroom	Main	8`7" x 5`5"
Bedroom	Upper	15`0" x 7`10"
Bedroom - Primary	Upper	15`0" x 11`10"

Furnace/Utility Room

Basement

9`8" x 9`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

5613FO

Zoning:

M-C1

Remarks

Pub Rmks:

Enhanced value alert! Price significantly reduced on this high potential property & project. This exceptional 40'X125' property offers a unique investment opportunity for builders and investors alike. Full working drawings, development permit and all necessary consultations done for building permit approval are available so you can break ground immediately and start realizing returns quickly. The property is ideally located in an up-and-coming neighborhood close to downtown and major transit routes, making it highly desirable for future homeowners and renters. The 3-plex layout has been thoughtfully designed to appeal to modern buyers. Each unit can be sold individually and would be very appealing to first time buyers thanks to the property's prime location and the increasing need for housing in the area. Alternatively, this development is also perfect for a long-term hold strategy. The location is set to see continued growth in value, making it an ideal rental income property. Extremely close proximity to public transportation, downtown amenities, shopping and schools, tenants will enjoy both convenience and urban living at its best. This is a low-risk, high-reward opportunity for a builder or investor to capitalize on either short-term sales or long-term rental potential. Seize this opportunity to develop a turnkey project in one of the city's most promising area. With everything ready to go, this 3-plex investment could be part of your portfolio! Should you wish to wait a while to start your project, with a little love, the current home on the property could be rented. Currently vacant and easy to show.

Inclusions:

None

Property Listed By:

Century 21 Bravo Realty

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