



THE
A-TEAM

**RE/MAX
FIRST**

5336 2 Street, Calgary T2R 0W4

MLS®#: **A2170786**

Area: **Manchester**

Listing Date: **10/08/24**

List Price: **\$600,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1945**
Lot Information
Lot Sz Ar: **6,253 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **838**
Low Sqft:
Ttl Sqft: **838**

DOM

43
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:
Lot Feat: **Back Lane**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water,Radiant**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **None**
Int Feat: **French Door,Natural Woodwork**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	11`1" x 10`3"
Dining Room	Main	10`3" x 11`8"
3pc Bathroom	Main	7`2" x 4`7"
Furnace/Utility Room	Basement	22`4" x 11`8"
4pc Bathroom	Basement	7`11" x 5`3"

Room	Level	Dimensions
Living Room	Main	11`10" x 15`6"
Bedroom - Primary	Main	10`4" x 8`8"
Bedroom	Main	8`2" x 10`3"
Game Room	Basement	10`7" x 32`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5454AC

Zoning:
C-COR2

Remarks

Pub Rmks: **LAND ASSEMBLY! Fine 827 square foot home on this DEVELOPMENT site. Must be purchased with neighbouring property to the North - 5332 2 ST SW (MLS A2169770 - also listed at \$600,000). Attention Builders and Developers: Exceptional Land Opportunity! Presenting a prime parcel of 581 sq. m (6,254 sq. ft.) zoned C-COR2, ideal for retail with potential for upper residential condos. This property offers a unique chance to expand your investment, as the adjacent Lot 5332 MUST be purchased with this one, and then there is another 150 FEET North also available for sale (MLS #A2153760). Highlights: Strategic Location: Situated just three blocks northeast of CF Chinook Centre, Calgary's largest and most popular mall, this land is poised for impactful development. Excellent Connectivity: Benefit from proximity to major routes including Macleod Trail, Glenmore Trail SW, and Blackfoot Trail SE, along with easy access to the Chinook CTrain Red Line, ensuring effective citywide transportation. High Traffic Area: Less than 100 m from the bustling intersection of Macleod Trail and 53 Ave SW, this site enjoys excellent visibility and accessibility. Desirable Demographics: The Manchester community is one of Calgary's fastest-growing areas, with a 12% population increase over the past five years. Projections indicate a robust growth rate of 23.8% through 2028, attracting a young, affluent, and educated renter demographic. Versatile Development Potential: The C-COR2 zoning allows for a mix of retail and residential uses, making it a versatile option for various development projects. Don't miss out on this remarkable opportunity to invest in a thriving community with tremendous growth potential. Contact us today for more information or to schedule a viewing!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







