



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

**116**  
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
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`1" x 10`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 11`8"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`2" x 4`7"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>22`4" x 11`8"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`11" x 5`3"</b>

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

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**













