



THE
A-TEAM

**RE/MAX
FIRST**

1106 9 Street, Calgary T2G 3B4

MLS®#: **A2172914**

Area: **Ramsay**

Listing Date: **10/16/24**

List Price: **\$950,000**

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: **7,427 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **842**
Low Sqft:
Ttl Sqft: **842**

DOM

66
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped,Level**
Park Feat: **None**

Utilities and Features

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

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

Kitchen Appl: **Stove(s),Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	10`0" x 11`0"
Living Room	Main	17`5" x 11`4"
Kitchen	Main	11`0" x 7`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	8`6" x 11`3"
Dining Room	Main	9`0" x 7`0"
4pc Bathroom	Main	7`6" x 5`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-CG

Legal Desc:

A2

Remarks

Pub Rmks: **Prime development lot in Ramsay on a rare OVERSIZED lot spanning 49'6" by 150' (7427 Square Feet). This exceptional lot with CITY VIEWS, recently rezoned to R-CG, offers a unique opportunity to build a Fourplex with basement suites (pending City of Calgary approval). Development Survey (\$2K value) is available, developers can begin working on plans right away. Currently, the property features a bungalow with separate side entrance, the house could be renovated to create a stylish home or rental investment. Situated in a vibrant neighbourhood, this property is walking distance to Lina's Italian Market, local breweries, an array of popular restaurants, local parks, transit, Stampede, and the river pathways.**

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

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





