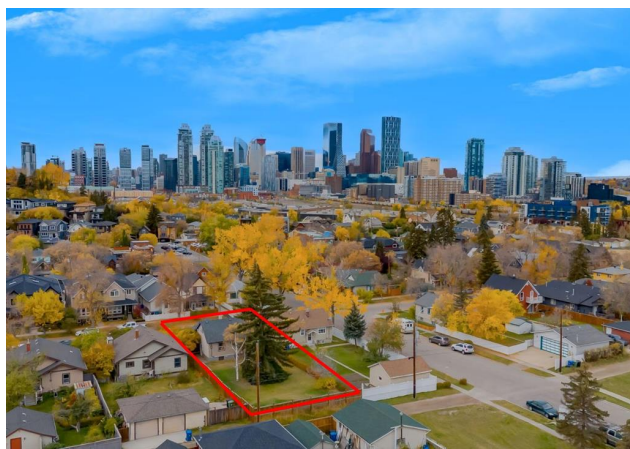




1106 9 Street, Calgary T2G 3B4

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

2
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

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`0" x 11`0"	Bedroom	Main	8`6" x 11`3"
Living Room	Main	17`5" x 11`4"	Dining Room	Main	9`0" x 7`0"
Kitchen	Main	11`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





