



THE
A-TEAM

**RE/MAX
FIRST**

1202 19 Street, Calgary T2N2J7

MLS® #: **A2173114**

Area: **Hounsfield
Heights/Briar Hill**

Listing Date: **10/17/24**

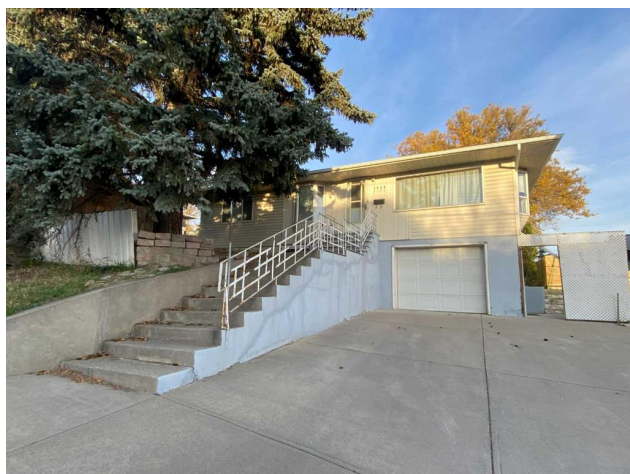
List Price: **\$975,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1955**

Lot Information

Lot Sz Ar: **6,020 sqft**
Lot Shape: **60 X 100.25 feet**

Finished Floor Area

Abv Sqft: **1,423**
Low Sqft:
Ttl Sqft: **1,423**

DOM

1
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Landscaped,Street Lighting,Rectangular Lot,Views**
Park Feat: **Additional Parking,Alley Access,Driveway,Off Street,On Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Stacked,Window Coverings**
Utilities: **Central Vacuum,No Animal Home,No Smoking Home**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`1" x 13`9"	Kitchen	Main	13`1" x 13`4"
4pc Bathroom	Main	8`6" x 8`4"	3pc Bathroom	Main	7`9" x 4`5"
Bedroom	Main	12`3" x 12`4"	Bedroom	Main	12`1" x 7`11"
Bedroom	Main	11`3" x 11`1"	Bedroom	Main	12`1" x 12`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5625AC

Zoning:
R-CG

Remarks

Pub Rmks: **Take advantage of this AWESOME location on a 60' X 100' lot with beautiful south view of Bow Valley. A perfect development spot to build your dream home -or- split the lot for multi -or- renovate this 1400 sq ft bungalow. An incredible opportunity to live in the very desirable community of Housfield Heights/Briar Hill Community, which is home to several high-end new development projects. Take advantage of this excellent inner-city location, close to many amenities, including: schools, post secondary schools, C-train, local transit, shopping, and restaurants. APPROVED BUILDING PERMIT IN PLACE FOR LOWER SECONDARY SUITE.**

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

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



