



THE
A-TEAM

**RE/MAX
FIRST**

1202 19 Street, Calgary T2N2J7

MLS® #: **A2173114**

Area: **Hounsfeld
Heights/Briar Hill**

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

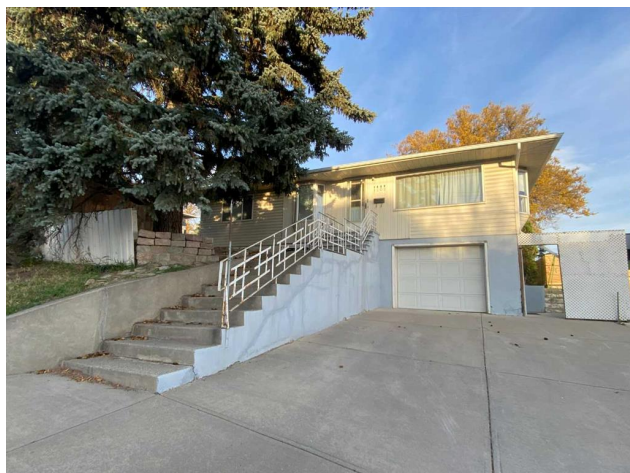
List Price: **\$849,888**

Status: **Active**

County: **Calgary**

Change: **+\$5k, 20-Nov**

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 100.33 feet**

Finished Floor Area
Abv Sqft: **1,423**
Low Sqft:
Ttl Sqft: **1,423**

DOM

65
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: **Presenting This RARE R-CG, 60' X 100' - 6020 sqft lot size with a spacious 1400+ sqft bungalow, which is rented on the upper level. Great Development Land opportunity for Infills or Multi-family. The alley runs along the entire North side of the 100' property line, which separates the neighbor's to the North, with 19th Street running along the 60' Property Line to the West, essentially making this a CORNER LOT. Located in the very desirable community of Briar Hill/Hounsfield Heights. Excellent central inner-city location, close to all amenities, including: Great Schools, SAIT, University of Calgary, C-train, Local Transit, Shopping, Restaurants, Parks, Walking, Cycling, etc. APPROVED BUILDING PERMIT IN PLACE FOR LOWER SECONDARY SUITE. PLEASE ALSO NOTE, VERY IMPORTANTLY AND ADVANTAGEOUSLY, THERE IS NO RESTRICTIVE COVENANT ON THIS LAND.**

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

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



