



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1208 BELLEVUE Avenue, Calgary T2G 4L4**

MLS® #: **A2173536**      Area: **Ramsay**      Listing Date: **10/16/24**      List Price: **\$825,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1950**  
Lot Information  
 Lot Sz Ar: **6,932 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **833**  
 Low Sqft:  
 Ttl Sqft: **833**

DOM

**13**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **0**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **None**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Gravity,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Laminate Counters**  
 Utilities:

Room Information

| Room                        | Level           | Dimensions            |
|-----------------------------|-----------------|-----------------------|
| <b>Dining Room</b>          | <b>Main</b>     | <b>5`11" x 11`5"</b>  |
| <b>Living Room</b>          | <b>Main</b>     | <b>17`5" x 11`7"</b>  |
| <b>Bedroom - Primary</b>    | <b>Main</b>     | <b>11`10" x 10`2"</b> |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>18`2" x 7`8"</b>   |
| <b>Game Room</b>            | <b>Basement</b> | <b>15`8" x 10`8"</b>  |

| Room                  | Level           | Dimensions            |
|-----------------------|-----------------|-----------------------|
| <b>Eat in Kitchen</b> | <b>Main</b>     | <b>10`0" x 11`4"</b>  |
| <b>Bedroom</b>        | <b>Main</b>     | <b>11`10" x 10`3"</b> |
| <b>4pc Bathroom</b>   | <b>Main</b>     | <b>5`0" x 7`2"</b>    |
| <b>Bedroom</b>        | <b>Basement</b> | <b>8`10" x 10`10"</b> |
| <b>Office</b>         | <b>Basement</b> | <b>16`2" x 10`5"</b>  |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2789K**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Charming Inner-City Bungalow with Prime Redevelopment Potential. Welcome to 1208 Bellevue Avenue SE, an exceptional opportunity in one of Calgary's most sought-after inner-city neighborhoods. The home is located just above the vibrant new culture and entertainment district and steps from Scotchman's Hill. This 1950-built bungalow sits on a spacious 49.5 x 140 ft lot with R-CG zoning, offering numerous possibilities for redevelopment or renovation. The main floor with hardwood throughout the main living areas features 2 bedrooms, a large living room, a bright kitchen with a dining area, and a four-piece bathroom. The developed basement provides additional living space, including a recreation area, office/den, and an additional bedroom. Whether you're looking to renovate this charming character home or take advantage of the zoning for redevelopment, this property offers incredible potential in a prime location.**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bamber Realty LTD.**

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





