



THE
A-TEAM

**RE/MAX
FIRST**

512 29 Avenue, Calgary T2M 2M5

MLS®#: **A2173777**

Area: **Mount Pleasant**

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

List Price: **\$839,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1950**

Finished Floor Area

Abv Sqft: **890**
Low Sqft:
Ttl Sqft: **890**

Lot Information

Lot Sz Ar: **6,027 sqft**
Lot Shape: **50 foot by 120 foot lot**

DOM

26
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Level,Many Trees,Rectangular Lot**
Park Feat: **Off Street,Parking Pad,RV Access/Parking,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	3`9" x 4`6"	Living Room	Main	12`3" x 18`10"
Kitchen	Main	11`7" x 12`8"	Bedroom - Primary	Main	10`8" x 11`5"
Bedroom	Main	10`8" x 11`0"	4pc Bathroom	Main	6`5" x 7`10"
Bedroom	Basement	11`3" x 12`1"	Bedroom	Basement	11`1" x 11`10"
Living Room	Basement	11`10" x 15`7"	Kitchenette	Basement	6`2" x 7`3"
Laundry	Basement	5`11" x 9`10"	Furnace/Utility Room	Basement	3`10" x 6`7"
3pc Bathroom	Basement	5`1" x 5`6"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **3955R**

Zoning: **R-CG**

Remarks

Pub Rmks: **Location, location, location! This amazing 50x120 foot full lot property in exclusive West Mount Pleasant is a wonderful opportunity of immense potential for any Buyer wanting to purchase a place to live in or a Buyer (Investor or Builder) that wants rental income or to obtain a permit approval to infill a brand new development. This property was lived in by an Owner that has been there for many years and it's still a property with an extended effective age; allowing you to continue with the property in its current state with some work prior to pursuing redevelopment later down the road. The previous owner began the journey of upgrading with a brand new furnace (about 2 years ago). The property is situated on a street that's already full of beautifully redeveloped infills. You'll be living next to wonderful neighbours and the reason they love it there is what you'll love too about this street; being surrounded by many beautiful mature trees. It's a charming traditional home on a massive 50x120 foot lot that's a very short walking distance to Confederation park and also the Mount Pleasant Arts Centre and Historical Site. This property is 4 bedrooms (2 upstairs, 2 downstairs), 2 bathrooms (4 piece upstairs and 3 piece downstairs), with a supersized backyard and a rare feature on this street where you can access the garage through the front with a long driveway. For storage, there's a sizeable shed next to the garage. The full size lot is massive and is a must see in real life. The pictures won't do it justice and it's something you have to see for yourself to see the opportunity before you! The back of the house is large enough for you to bring your creativity to the table and do amazing landscaping to enjoy the property for what it offers; whether you're interested in gardening, many trees, enjoying the firepit and having nice conversations with your Friends or if you need space for your RV on the parking pad. It's minutes walk away from parks, playgrounds, schools, shops, restaurants and public transit. Easy access to Downtown, Deerfoot Trail, 16th Avenue and extensive redevelopment by your neighbours. Don't miss out on this opportunity and call your favourite Realtor to book your own private showing today!**

Inclusions: **Fridge in basement, shed, picnic tble**
 Property Listed By: **MarketEdge Realty**

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









