



THE
A-TEAM

**RE/MAX
FIRST**

2105 7 Street, Calgary T2E 4C7

MLS®#: **A2174732**

Area: **Winston
Heights/Mountview**

Listing **10/23/24**
Date:

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1956**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **972**
Low Sqft:
Ttl Sqft: **972**

DOM

6

Layout

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

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped,Level,Street Lighting,Rectangular Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`1" x 12`1"
Kitchen	Main	11`3" x 7`2"
Bedroom - Primary	Main	13`2" x 11`2"
Living Room	Basement	11`3" x 10`0"
Bedroom	Basement	10`7" x 9`11"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	11`1" x 9`0"
Breakfast Nook	Main	9`6" x 5`7"
Bedroom	Main	10`7" x 10`0"
Kitchen	Basement	12`5" x 9`3"
Bedroom	Basement	10`0" x 10`0"
4pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7854GV

Remarks

Pub Rmks: **Investor and Builder Opportunity! This is a great opportunity for redevelopment for an Inner city home with 5,995 sq. ft. lot (50 ft x 119.98 ft) nestled on a quiet street in the highly sought-after community of Winston Heights. This well-maintained Bungalow provides 972 sq. ft. on the main floor with 2 Bedrooms + 1 Bath, and an illegal Basement suite with an additional 2 Bedrooms + 1 Bath — perfect for extended family or rental income. The main floor features Hardwood flooring throughout the Living areas, with Vinyl plank in the Kitchen. The East-facing Living and Dining rooms are flooded with natural light, while the bright, white Kitchen offers an eating area with a pleasant view of the Backyard. Two generously sized Bedrooms and a 4 pc Bath complete the main level. The Fully Developed Basement provides an illegal suite, including 2 more Bedrooms, a Kitchen equipped with a gas stove, a spacious Family room, a 4 pc Bathroom, and separate Laundry and Utility rooms with ample storage space. The West-facing Backyard is lush with mature trees and greenery, and a firepit set on a flat lot. A concrete pathway leads to the Back lane, where you'll find a Single Detached Garage and a parking pad. This property also makes for an excellent rental, with the potential to generate over \$3500 per month in rental income. Ideally located near parks, playgrounds, a golf course, and Mount View School. You'll also enjoy proximity to supermarkets, Georges P. Vanier School, an off-leash dog park, and easy access to 16th Avenue and Deerfoot Trail. Don't miss out on this exceptional investment or development opportunity!**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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











