



THE
A-TEAM

**RE/MAX
FIRST**

3412 1 Street, Calgary T2K0W4

MLS®#: **A2175704** Area: **Highland Park** Listing Date: **10/26/24** List Price: **\$850,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1950** Abv Sqft: **1,548**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,000 sqft** Ttl Sqft: **1,548**
 Lot Shape:

DOM

56
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Natural Woodwork**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`3" x 9`3"	Living Room	Main	17`11" x 12`0"
Bedroom - Primary	Main	12`11" x 10`10"	Bedroom	Main	11`1" x 9`0"
4pc Bathroom	Main	7`3" x 4`11"	Foyer	Main	6`10" x 5`11"
Game Room	Basement	19`11" x 11`8"	Bedroom	Basement	11`4" x 9`7"
Storage	Basement	8`7" x 3`8"	Laundry	Basement	19`8" x 12`3"
3pc Bathroom	Basement	12`7" x 3`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
04

3674S

Remarks

Pub Rmks: **Attention Developers! This property is ready to develop with Development Permits pending for 2 single detached homes (scroll to see renderings) in the desirable community of Highland Park. The subdivision for the land has been applied for and will be executed upon removal of the existing structure. The development permit building plans are included in the sale price. The title can be consolidated if a semi-detached typology is preferred. The home itself is in good condition and will be sold in an as is state to the Buyer. Disclosure: Listing Realtor has an interest in the property.**

Inclusions:
Property Listed By: **N/A
Royal LePage Solutions**

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









