



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

DOM

25
Layout
Beds: 3 (2 1)
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz: 2

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

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: None
Construction: Stucco
Flooring: Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Gas Range, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer
Int Feat: Natural Woodwork
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Bedroom, Bathroom, Game Room, Storage, and 3pc Bathroom with their respective levels and dimensions.

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









