



THE
A-TEAM

**RE/MAX
FIRST**

428 15 Avenue, Calgary t2e1h4

MLS® #: **A2178200**

Area: **Renfrew**

Listing Date: **11/10/24**

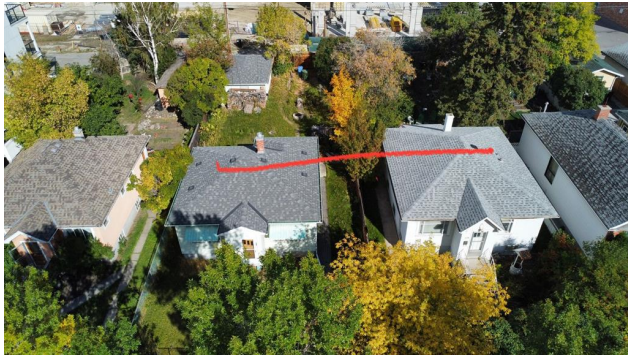
List Price: **\$799,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1945**
Lot Information
Lot Sz Ar: **4,919 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **775**
Low Sqft:
Ttl Sqft: **775**

DOM

23
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat: **Back Lane**
Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`3" x 1`1"	Bedroom	Main	11`2" x 10`3"
Bedroom	Main	11`6" x 9`2"	Bedroom	Basement	11`0" x 10`8"
3pc Ensuite bath	Basement				

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **791P**

Zoning: **M-C2**

Remarks

Pub Rmks: **** DEVELOPERS INVESTORS ** ZONED M-C2 ** TO BE SOLD IN CONJUNCTION WITH 424 15 AVE. N.E. ** Same price 799,900. Two lots combined 83 X 120 feet. Land value with two bungalows in good condition. 428- 2 bedrooms up and 1 bedroom suite (illegal) down (Grandfathered). Both properties will make good rentals. Land Use Bylaw IP2007.**

Inclusions: **none**

Property Listed By: **TREC The Real Estate Company**

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

