



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2401 5 Avenue, Calgary T2N 0T1**

MLS® #: **A2179096**

Area: **West Hillhurst**

Listing Date: **11/13/24**

List Price: **\$4,999,900**

Status: **Active**

County: **Calgary**

Change: **-\$495k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1947**

Finished Floor Area  
Abv Sqft: **950**  
Low Sqft:  
Ttl Sqft: **950**

DOM

**8**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **1 and Half Storey**

Lot Information

Lot Sz Ar: **29,273 sqft**  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane, City Lot, Corner Lot, Front Yard, Level, Rectangular Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **See Remarks**  
Flooring: **See Remarks**  
Water Source:  
Fnd/Bsmt: **See Remarks**

Kitchen Appl: **Other**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room  
**3pc Bathroom**

Level  
**Main**

Dimensions  
**0` 0" x 0` 0"**

Room  
**Bedroom - Primary**  
Legal/Tax/Financial

Level  
**Second**

Dimensions  
**11` 10" x 8` 6"**

Title: **Fee Simple**

Zoning: **R-CG**

Legal Desc:

**5612FO**

Remarks

Pub Rmks: **Once in a lifetime opportunity to purchase this Prime West Hillhurst Location with over 2/3 of an Acre (29,250 SF+/-) 225' of Frontage with 130' of depth Fronting onto Grand Trunk Park, minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, and Bow River pathways. It is bounded by Memorial Drive to the south, 19th Street NW to the west, and Crowchild Trail to the east. Massive Development Potential to Rezone this half-block to Mixed-Use to match adjacent properties, ideal for high-density development. This Ideal Site is Flat land, free of power poles, perfect for streamlined construction and development. Rental Income from Six houses currently generating income while planning your development. SEE VIDEO TOUR!!**

Inclusions: **N/A**

Property Listed By: **Real Estate Professionals Inc.**

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













