



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1122 34 Street, Calgary T2A 0Z8**

MLS® #: **A2179236**

Area: **Albert Park/Radisson Heights**

Listing Date: **11/14/24**

List Price: **\$529,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1953**

Lot Information

Lot Sz Ar: **6,533 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **667**  
Low Sqft:  
Ttl Sqft: **667**

DOM

**7**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cleared,Few Trees,Garden**  
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Metal**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Concrete,Vinyl Siding**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Microwave**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 11`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`0" x 10`0"</b>

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`0" x 9`0"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`0"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R-CG**

Legal Desc:

**5498T**

Remarks

Pub Rmks:

**Welcome to a prime development opportunity in the sought-after Albert Park/Radisson Heights neighborhood! This 50' x 130' R-CG zoned lot offers incredible potential for investors and builders alike. With no power poles to interfere, this flat, generously-sized lot is perfectly suited for a new build or multi-family development in one of Calgary's rapidly evolving areas. The property features an existing house that requires some work, but with some touch ups it could act as an income-generating rental while finalizing development plans. Situated in a convenient location close to schools, parks, shopping, and transit, this property will appeal to families, young professionals, and investors aiming to maximize its potential.**

Inclusions:

**N/A**

Property Listed By:

**The Real Estate District**

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