



THE
A-TEAM

**RE/MAX
FIRST**

1306 36 Street, Calgary T2A 1C3

MLS®#: **A2179717**

Area: **Forest Lawn**

Listing Date: **11/17/24**

List Price: **\$599,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1940**
Lot Information
Lot Sz Ar: **6,262 sqft**
Lot Shape: **50*125 feet**

Finished Floor Area
Abv Sqft: **947**
Low Sqft:
Ttl Sqft: **947**

DOM

5
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Shingle**
Heating: **Other**
Sewer:
Ext Feat: **Other**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	7`10" x 10`6"	Bedroom	Main	7`10" x 9`10"
3pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

H-GO

Legal Desc:

2700AH

Remarks

Pub Rmks:

Attention Investors and builders! Here's your chance to secure a prime lot with massive potential! Zoned HGO, this property is ready for new development with the possibility of up to 10 units. Plans available for a 5+5 unit development - get a head start on your project! Prime location with easy access to public transportation, making it an ideal rental opportunity. Conveniently close to commercial plazas, restaurants, banks, grocery stores, and more. This is a high-demand area perfect for your next investment. Don't miss out on this huge opportunity—reach out today for more details! This is Land value only ; Property is SOLD AS - IS .

Inclusions:

n/a

Property Listed By:

eXp Realty

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

