



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1614 3 Street, Calgary T2M 2X8**

MLS® #: **A2181503**

Area: **Crescent Heights**

Listing Date: **11/29/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1910**  
Lot Information  
Lot Sz Ar: **4,025 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,148**  
Low Sqft:  
Ttl Sqft: **1,148**

DOM

**64**  
Layout  
Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **1 and Half Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Cul-De-Sac**  
Park Feat: **RV Access/Parking**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Oven,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`11" x 10`0"	Kitchen	Main	14`0" x 9`11"
Dining Room	Main	12`11" x 10`0"	Sunroom/Solarium	Main	10`1" x 5`3"
Bedroom	Main	13`10" x 7`8"	Bedroom - Primary	Upper	15`10" x 10`0"
Bedroom	Upper	12`7" x 10`0"	Den	Upper	13`2" x 10`4"
4pc Bathroom	Main	0`0" x 0`0"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**M-C1**

**4923R**

Remarks

Pub Rmks: **Builder's Alert!! Excellent opportunity to develop a Multi-unit project in Crescent Heights with MC1 Zoning. Included in the sale are the DP and a full set of Architectural drawings for building 4 units (2 in the front, 2 in the back). DP is approved by the City. This lot offers you 5202 sq feet in the Lot size. This proposed design features 2 or 3 bedroom units with the potential legalized basement suite to capture the maximum in the investment return. 2 storey unit offers 1080 square feet for the top 2 levels, and 525 square feet Basement suite to be legalized with required permits. Opportunity knocks that it is a Rare opportunity to purchase a MC1 zoning property under 1 million and the owner has gone through 1 year process to get the DP approved by the City.**

Inclusions:  
Property Listed By: **N/A  
Jessica Chan Real Estate & Management Inc.**

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













