



THE
A-TEAM

**RE/MAX
FIRST**

4220 CENTRE Street, Calgary T2E2Y9

MLS®#: **A2181615**

Area: **Highland Park**

Listing Date: **12/03/24**

List Price: **\$975,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,801 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard**
Park Feat: **Parking Pad,Single Garage Detached**

DOM

60
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

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

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`5" x 8`2"
Bedroom	Main	9`10" x 8`8"
Kitchen	Main	9`11" x 11`4"
Bedroom - Primary	Main	11`5" x 8`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`10" x 6`3"
Dining Room	Main	10`1" x 8`2"
Living Room	Main	14`11" x 14`5"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc:

6482GN

Zoning: **R-CG**

Remarks

Pub Rmks: **BUILDERS AND INVESTORS CORNER LOT - Located in the heart of Highland Park, this corner lot spans 5,801 square feet and presents an exceptional investment opportunity. Supported by the City of Calgary, Development Permit (DP) and rezoning applications are already underway, guided by an approved community master plan. With MU-1 zoning potential, this property allows for main-floor commercial use with up to six stories of residential above. Positioned on a busy road, the property ensures excellent visibility for commercial ventures. It also benefits from NE Calgary's lower property taxes and CMHC financing availability, making it a strategic financial choice. Included in the deal are architectural drawings that have been reviewed and supported by the City of Calgary, with city comments regarding proposed development available upon request. With a \$3.5 million valuation, this lot sits in a highly visible and vibrant stretch with multiple other development opportunities along the same street. Its location and approved potential make it a standout choice for developers and investors alike. Proximity to the proposed Green Line only adds to its long-term appeal, presenting a rare opportunity to be part of a growing and dynamic community.**

Inclusions: N/A
Property Listed By: Charles

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



