



THE
A-TEAM

**RE/MAX
FIRST**

3603 2 Street, Calgary T2K 0Y3

MLS®#: **A2182068**

Area: **Highland Park**

Listing Date: **12/11/24**

List Price: **\$788,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1963**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane, Landscaped**
Park Feat: **Double Garage Detached, Oversized**

DOM

10
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Electric Stove, Refrigerator**
Int Feat: **Double Vanity**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	23`0" x 19`5"
Bedroom - Primary	Main	15`7" x 11`8"
Bedroom	Main	9`8" x 9`0"
Kitchen With Eating Area	Basement	11`9" x 10`9"
Bedroom	Basement	12`9" x 7`10"
5pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Kitchen With Eating Area	Main	15`6" x 15`0"
Bedroom	Main	11`7" x 9`2"
Family Room	Basement	15`1" x 14`6"
Bedroom	Basement	12`9" x 10`9"
Bedroom	Basement	10`0" x 10`0"
4pc Bathroom	Basement	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

3674S

Remarks

Pub Rmks: **Investor & Builder Alert! Nicely located on a quiet Street in Highland Park, close to 6,000-square-foot lot with R-CG zoning is a prime opportunity for redevelopment. This large Bungalow offers you 1,440 sq feet on the main level and 3 separate illegal suites in the house. On the main floor, there is a massive Living room (23 x 19 ft) with bright east-facing windows. There is a large Kitchen includes an eating area, plus 3 bedrooms and a 5 pc bathroom with a double vanity. The basement has developed with 2 separate illegal suites. One illegal suite with 2 bedrooms and a bathroom, and the other Bachelor illegal Suite. Both illegal suites have their own separate entrance and kitchen. The Backyard is fully fenced and features back lane access to a double oversized detached garage. Great rental property to generate over \$4000 a month. Conveniently located near James Fowler High School, Buchanan School, and Queens Park. This property is perfect for investment or redevelopment!**

Inclusions:
Property Listed By: **Fridge and Electric Stove in Basement
Jessica Chan Real Estate & Management Inc.**

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





