



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2213 14 Street, Calgary T2T 3T2**

MLS® #: **A2182322**

Area: **Bankview**

Listing Date: **12/04/24**

List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1920**  
Lot Information  
Lot Sz Ar: **2,508 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **710**  
Low Sqft:  
Ttl Sqft: **710**

DOM

**17**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

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

Access:  
Lot Feat: **Back Lane**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **None**  
Sewer:  
Ext Feat: **None**

Construction:  
**Asphalt**  
Flooring:  
**Linoleum**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **None**  
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>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`0" x 5`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Legal Desc:

261L

Remarks

Pub Rmks:

**Builders, Developers & Investors Alert! This prime lot in the popular inner city of Bankview is calling your name, the potential opportunity is unlimited!**

Inclusions:

NA

Property Listed By:

CIR Realty

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

