



THE
A-TEAM

**RE/MAX
FIRST**

211 99 Avenue, Calgary T2J 0H9

MLS®#: **A2182483**

Area: **Willow Park**

Listing Date: **12/08/24**

List Price: **\$899,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1966**

Lot Information

Lot Sz Ar: **7,890 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,007**

Low Sqft:

Ttl Sqft: **1,007**

DOM

13

Layout

Beds: **4 (3 1)**

Baths: **1.0 (1 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard

Carport,Double Garage Detached,Garage Door Opener,Oversized

Utilities and Features

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

Construction: **Metal Siding ,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	15`7" x 10`10"
Family Room	Basement	22`7" x 10`9"
Storage	Basement	12`1" x 8`9"
Bedroom	Main	10`6" x 9`0"
Bedroom	Basement	11`0" x 10`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`3" x 12`11"
Laundry	Basement	12`0" x 12`0"
Bedroom - Primary	Main	12`11" x 10`10"
Bedroom	Main	11`5" x 8`10"
4pc Bathroom	Main	9`10" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **3035JK**

Zoning: **R-C1**

Remarks

Pub Rmks:

This is an amazing opportunity to live in Willow Park or invest in a property with great redevelopment potential (H-GO). Please see the attached redevelopment idea for more details. (DP has been submitted). This property is just a short walk from shopping, restaurants, the library, a recreation center, and various amenities. Transportation is easily accessible. This well maintained three-bedroom home features an updated kitchen with ample oak cabinetry, newer front and back doors, a living room window, and a kitchen bay window. The upstairs boasts beautifully re-finished hardwood flooring. The spacious basement includes a family room, office space, bedroom, den, and laundry room. Step out from the kitchen to a private, roomy patio. The property also offers a double heated garage with a loft and an adjoining carport, providing plenty of parking space. Ideal to make your home easily rentable while planning re-development or just a great revenue property. *24 HRS Minimum notice if required for the tenants*** Garage is rented out as well. Garage can be viewed upon a accepted offer*****

Inclusions:

Dishwasher, Electric Stove, Refrigerator

Property Listed By:

Coldwell Banker Mountain Central

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









