



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

**45**

Layout

Beds: **4 (3 1 )**

Baths: **1.0 (1 0)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

**Back Lane,Back Yard**

Lot Feat:

**Carport,Double Garage Detached,Garage Door Opener,Oversized**

Park Feat:

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

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

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-C1**

Legal Desc: **3035JK**

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**















