



THE
A-TEAM

**RE/MAX
FIRST**

903 18 Street, Calgary T2E4V6

MLS®#: **A2183281**

Area: **Mayland Heights**

Listing **12/18/24**

List Price: **\$655,000**

Status: **Pending**

County: **Calgary**

Change: **-\$30k, 09-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1962**

Finished Floor Area

Abv Sqft: **992**

Low Sqft:

Ttl Sqft: **992**

DOM

45

Layout

Beds: **5 (3 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Lot Information

Lot Sz Ar: **6,081 sqft**

Lot Shape: **50x120**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot,Landscaped,Views

Additional Parking,Double Garage Detached,Garage Faces Rear,On Street,Rear Drive

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,Wood Frame,Wood Siding**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **No Animal Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`7" x 11`5"
Bedroom - Primary	Main	10`5" x 10`2"
4pc Bathroom	Main	4`11" x 8`0"
Entrance	Main	4`9" x 11`5"
Kitchen With Eating Area	Basement	13`4" x 10`6"
4pc Bathroom	Basement	8`0" x 10`11"
Bedroom	Basement	8`9" x 8`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	7`7" x 11`5"
Bedroom	Main	9`5" x 8`1"
Living Room	Main	13`5" x 13`6"
Family Room	Basement	13`5" x 10`11"
Laundry	Basement	10`11" x 10`6"
Bedroom	Basement	8`9" x 10`10"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-CG**

Legal Desc: 4430AC

Remarks

Pub Rmks: **OPPORTUNITY AWAITS!!! 50'x120' R-CG ZONED INNER-CITY CORNER LOT with LEGAL BASEMENT SUITE. LOCATION, LOCATION, LOCATION! This 5 BEDROOM + 2 FULL BATHS BUNGALOW is located in the highly sought-after neighborhood of MAYLAND HEIGHTS. Perfect for Home Buyers who want a RENTAL SUITE, Multi- Family Living or Investors looking for a TURN-KEY RENTAL PROPERTY with SEPARATE ENTRANCE. The corner lot offers ample green space, along with a single detached garage with back alley access. ATTENTION DEVELOPERS!!! Secure this lot, enjoy MONTHLY CASHFLOW now and Build later. Calgary's New Blanket Rezoning allows for further development applications for up to 4 Units UP + 4 Units DOWN = 8 Units Total! Whether you're looking to make a Smart Investment or enjoy the benefits of living in a Prime Location, this property offers it all. Don't miss out on this Incredible Opportunity to capitalize on the many possibilities it presents. Hurry, it won't last long, so book your private showing today!**

Inclusions: none
Property Listed By: Greater Calgary Real Estate

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











