



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**501 28 Avenue, Calgary T3A 4V5**

MLS®#: **A2185725**

Area: **Mount Pleasant**

Listing Date: **01/10/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1948**

Lot Information

Lot Sz Ar: **6,027 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot,Rectangular Lot**  
Park Feat: **Double Garage Detached,Oversized**

DOM

**22**  
Layout  
Beds: **3 (2 1 )**  
Baths: **1.5 (1 1)**  
Style: **Bungalow**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Garage Control(s),Window Coverings**  
Int Feat: **Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 11`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 11`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>19`0" x 8`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`8" x 12`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 10`8"</b>
<b>Den</b>	<b>Basement</b>	<b>9`7" x 7`6"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R-CG**

Legal Desc:

**3955R**

Remarks

Pub Rmks:

**Discover the potential of this prime corner lot in the prestigious Mount Pleasant neighborhood, an exceptional opportunity for developers and investors alike. Situated on a spacious 6027 sqft plot, this property is ideally configured for a bespoke residential project or multi-unit development, thanks to its R-CG zoning. Currently hosting a bungalow, the real value lies in the land itself, located in a vibrant area teeming with growth and redevelopment. Positioned across from a bus stop, this lot offers unparalleled accessibility with a 12-minute drive or 21-minute transit ride to downtown Calgary. It's also conveniently close to major educational institutions: just 7 minutes by car or 23 minutes via transit to SAIT, and a 12-minute drive or 23-minute transit journey to the University of Calgary. Families will appreciate the walking distance to parks and an elementary school, enhancing the appeal for residential development. Shopping and amenities are also easily accessible, with North Hill Mall just a 9-minute drive or 36-minute transit trip away. This location not only promises a serene lifestyle close to urban conveniences but also stands out as a lucrative development opportunity in one of Calgary's most sought-after districts. Don't miss the chance to transform this property into a prestigious development.**

Inclusions:

**Appliances are AS IS: Dryer, Washer, Electric Stove, Refrigerator**

Property Listed By:

**Jessica Chan Real Estate & Management Inc.**

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

