



THE
A-TEAM

**RE/MAX
FIRST**

2232 1 Avenue, Calgary T2N0B7

MLS®#: **A2185776**

Area: **West Hillhurst**

Listing Date: **01/06/25**

List Price: **\$999,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1949**

Lot Information

Lot Sz Ar: **6,490 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **794**
Low Sqft:
Ttl Sqft: **794**

DOM

4
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Landscaped,Level,See Remarks,Views**
Park Feat: **Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Electric Oven,Refrigerator,Washer/Dryer**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`10" x 16`4"
Pantry	Main	2`8" x 3`8"
Bedroom	Main	10`1" x 9`0"
Game Room	Basement	14`5" x 18`1"
Bedroom	Basement	10`9" x 11`1"

Room	Level	Dimensions
Kitchen	Main	11`1" x 10`9"
Bedroom - Primary	Main	10`1" x 12`7"
4pc Bathroom	Main	6`7" x 5`0"
Kitchen	Basement	7`10" x 8`2"
Bedroom	Basement	10`11" x 9`10"

4pc Bathroom

Basement

5`1" x 8`11"

Furnace/Utility Room
Legal/Tax/Financial

Basement

7`7" x 6`10"

Title:
Fee Simple
Legal Desc:

3710

Zoning:
R-CG

Remarks

Pub Rmks:

This inner city gem might be the opportunity you have been waiting for. Located in the highly sought after community of West Hillhurst, this charming bungalow, with a separate entrance to the basement, sits on land that is 50' wide X 130' deep. At 130' deep, the current home is great to move into with the comfort that future redevelopment offers a multitude of spectacular development options. From a single family home, to a side by side, perhaps a 4 or a 6 plex, or maybe even more as you will see in the images and in the information below. **Note: Re-developments will be subject to municipal regulations and approvals**** The current home is a charming bungalow with a separate entrance to the illegal basement suite. Offering 2 kitchens plus a total of 4 bedrooms (2 up + 2 down), 2 living rooms, and 2 full bathrooms. This home also offers an oversized single detached garage and if bought for its current form, an extra large yard great for family fun. Whether you make it a proud family home or vision something more spectacular, this home offers versatility both now and for future redevelopment. With views of downtown and walking distance to everything you need to live a happy life, this property will be highly sought after. Included with the sale are renderings for an 8 suite multifamily property to which the time and expense of creating the plans has already been taken care of, **AND, the APPROVED development permit is in place.** Conveniently located across from a school and open field, this property offers location location location to all future owners. With quick commutes to Downtown, Kensington, the U of C, Mount Royal, the bow river, memorial drive walking paths, this prime location does not require future residents and potential tenants to own a vehicle to enjoy a happy life. Opportunity is knocking on the door, will you answer it?**

Inclusions:
Property Listed By:

**development plans
CIR Realty**

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











