



THE
A-TEAM

**RE/MAX
FIRST**

2415 CENTRE Street, Calgary T2E 2T8

MLS®#: **A2188194**

Area: **Tuxedo Park**

Listing Date: **01/16/25**

List Price: **\$899,900**

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: **6,250 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Single Garage Detached**

DOM

6

Layout

Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **1**

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **French Door,Laminate Counters,No Animal Home,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	43`9" x 42`11"
Bedroom	Main	36`8" x 33`1"
Family Room	Basement	40`9" x 33`8"
4pc Bathroom	Main	25`5" x 21`7"

Room	Level	Dimensions
Eat in Kitchen	Main	43`9" x 32`0"
Bedroom - Primary	Main	37`2" x 36`4"
Bedroom	Basement	4`1" x 31`5"
3pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

DC 6z2000/c2-(12)

Legal Desc:

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Remarks

Pub Rmks: **Great House to live in and later Develop. One of the best location(On Centre Street NW) has multiple option to build. City of Calgary's observations on the potential development are available. Options includes Bays in the lower and main floor plus residential on the above-- Live and work can be a good option too., besides multiple residential units with approval from City. DP Survey has already got done and is included in the price.**

Inclusions: **None**

Property Listed By: **RE/MAX Real Estate (Central)**

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

