



THE
A-TEAM

**RE/MAX
FIRST**

2125 36 Avenue, Calgary T2T 2H1

MLS®#: **A2190435** Area: **Altadore** Listing Date: **02/19/25** List Price: **\$1,490,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1907**
Lot Information
 Lot Sz Ar: **6,296 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,287**
 Low Sqft:
 Ttl Sqft: **1,287**

DOM
3
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Landscaped,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **See Remarks** Construction: **See Remarks**
 Heating: **Forced Air** Flooring: **See Remarks**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7' 3" x 5' 8"	Bedroom - Primary	Main	21' 4" x 15' 1"
4pc Ensuite bath	Second	8' 11" x 7' 11"	Bedroom	Second	13' 1" x 9' 9"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **M-C1**
 Legal Desc: **875AD**

Remarks

Pub Rmks: **Welcome to an unparalleled redevelopment opportunity in the prestigious Marda Loop/Altadore neighborhood! This prime property comprises TWO LOTS, boasting an impressive total FRONTAGE of 50' x 125' that are positioned at the forefront of urban evolution. A comfy 1287SF home sits on the property awaiting redevelopment. Located in the Marda Loop/Altadore locale, renowned for its vibrant character, upscale ambiance, and strong sense of community! The existing 2-storey family home has been well-maintained and upgraded, featuring a modern kitchen with stainless steel appliances, granite counters, and a functional layout with 2 bedrooms plus a den. Don't miss this rare opportunity to shape the future of one of Calgary's most coveted areas. Sophisticated developers, envision your mark on the skyline and secure your place in the legacy of Marda Loop/Altadore. Act now and turn aspirations into reality in this prime redevelopment landscape!**

Inclusions: n/a

Property Listed By: **Stonemere Real Estate Solutions**

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







