



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 BEAUPRE Crescent, Calgary T3B 2S9**

MLS®#: **A2191433**      Area: **Bowness**      Listing Date: **01/31/25**      List Price: **\$598,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1962**  
Lot Information  
 Lot Sz Ar: **6,598 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Level,Pie Shaped Lot**  
 Park Feat: **Off Street**

DOM

**22**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**  
 Construction: **Stucco,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Block**  
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**  
 Int Feat: **Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 13`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>7`8" x 11`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`6" x 11`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`4" x 8`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 11`7"</b>
<b>Entrance</b>	<b>Main</b>	<b>3`9" x 4`3"</b>			

Legal/Tax/Financial

Title:      Zoning:

Fee Simple  
Legal Desc:

3974HN

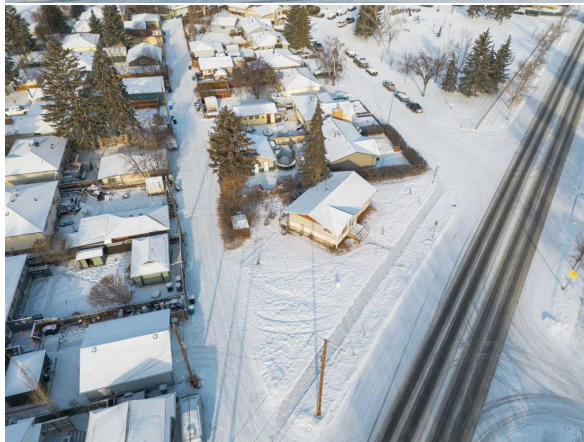
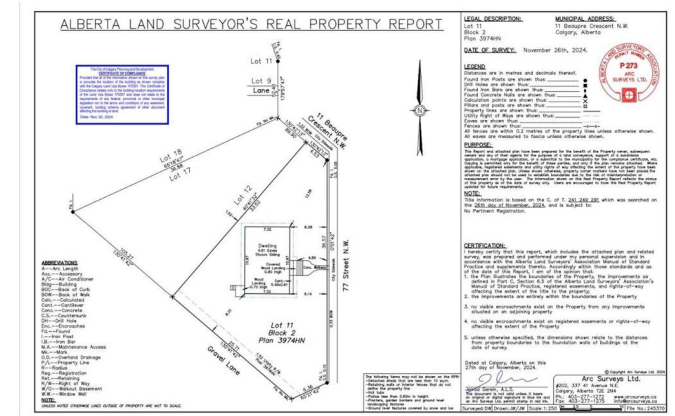
R-CG

Remarks

Pub Rmks: **\*\*LOWEST PRICED HOME IN BOWNESS!!\*\* ATTENTION BUILDERS, DEVELOPERS & HOME RENOVATORS!! This HUGE pie shaped lot is zoned RC-G and is the perfect opportunity for a 6+ UNIT TOWNHOME DEVELOPMENT (with city approval) + it is located right beside a GREEN SPACE and park!! With tons of new development happening throughout the community this is the OPPORTUNITY you have been waiting for!! Home renovators, this 1960s bungalow is in original condition and could be the perfect FIX AND FLIP opportunity!! Located minutes to Bowness Park, schools & shopping with easy access to Canada Olympic Park, Stoney Trail, downtown and the mountains!!**

Inclusions: **NA**  
Property Listed By: **Real Broker**

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





**11 Beaupre Crescent NW, Calgary, AB**

Main Floor: Overall Area 102.47 sq ft  
Interior Area 85.44 sq ft



0 3 6

PREPARED: 20250302

While squareage are excluded from total floor area in RESIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



