



THE
A-TEAM

**RE/MAX
FIRST**

2740 16A Street, Calgary T2G 3T2

MLS® #: **A2191699** Area: **Inglewood** Listing Date: **01/31/25** List Price: **\$795,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1914**
Lot Information
 Lot Sz Ar: **4,865 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **644**
 Low Sqft:
 Ttl Sqft: **644**

DOM
5
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Corner Lot,Rectangular Lot**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Wood Siding**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Gas Range,Range Hood,Refrigerator**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9` 10" x 6` 6"	4pc Bathroom	Main	0` 0" x 0` 0"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**

Legal Desc:

7235AG

Remarks

Pub Rmks:

R-CG Corner Lot in Inglewood! Attention investors and developers! This is your chance to acquire a prime corner lot in the highly desirable Inglewood community. With over 4,850+ sq ft of R-CG zoned land, this property offers tremendous potential for a multi-family development. A Development Permit application for a 3-Plex is Conditionally Approved, making it an ideal investment for those looking to capitalize on the growth in the area. Each unit is 2-Storey close of 1500 sqft living space above grade designed to feature 3 bedrooms, 2.5 baths above grade, plus a 1-bedroom, 1-bath basement. • Despite current Home is Live able but selling this Land Only. No Warranties for the existing structure. • This is the perfect opportunity for developers to create a modern, high-demand living space in a fantastic location. Don't miss out on this incredible opportunity to build in one of the city's most sought-after neighborhoods! DP Drawings, Site Survey, RPR and DP Decision is Uploaded

Inclusions:

N/A

Property Listed By:

CalEstate Realty

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









