



THE
A-TEAM

**RE/MAX
FIRST**

1403 26 Street, Calgary T3C 1K4

MLS® #: **A2192264**

Area: **Shaganappi**

Listing Date: **02/03/25**

List Price: **\$2,090,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1951**
Lot Information
Lot Sz Ar: **11,366 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,515**
Low Sqft:
Ttl Sqft: **1,515**

DOM

61
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **4**
Garage Sz: **0**

Access:

Lot Feat: **Back Lane**
Park Feat: **Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring:
See Remarks
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	10`0" x 12`0"	Bedroom	Main	12`0" x 13`0"
Bedroom	Main	12`0" x 14`0"	Bedroom	Main	10`0" x 11`0"

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **M-X2**

Legal Desc: 307EO

Remarks

Pub Rmks: **Huge Price Reduction! The prime development site, Located strategically right by C-train station off the remarkable location of Bow Trail. Surrounded by the Shaganappi golf course and parks. with a breathtaking Panoramic view of Calgary downtown. Zoned for M-X2 Multi-Residential - Medium Profile Support Commercial .M-X2 is a mixed-use multi-residential designation that is primarily for 4 to 5-storey apartment buildings with commercial storefronts. FAR 3.0 H 16. Easily to build over 33 residential units plus a commercial on the main floor. Very suitable for purposely built for rental. Another idea would be a profitable mix-use condo project or simply 8-10 high-end townhomes with great views.**

Inclusions: none
Property Listed By: Key Realty Group Inc.

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

