



THE
A-TEAM

**RE/MAX
FIRST**

602 11 Avenue, Calgary T2E 0Z7

MLS®#: **A2192595**

Area: **Renfrew**

Listing Date: **02/26/25**

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: **1914**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape: **120 x 50 feet**

Finished Floor Area
Abv Sqft: **739**
Low Sqft:
Ttl Sqft: **739**

DOM

1
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Level,Private,Rectangular Lot,Treed**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Microwave,Refrigerator,Stove(s)**
Int Feat: **No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc: **470P**
Zoning: **R-CG**

Remarks

Pub Rmks: **PRIME LOCATION IN RENFREW | 50X120 FOOT CORNER LOT WITH BACK ALLEY | AMAZING RE-DEVELOPMENT OPPORTUNITY This charming 2 bedroom bungalow is a**

fantastic opportunity for investors and builders! Situated on a huge 5,995 SF corner lot with R-CG zoning, this 1914 home is located on a quiet residential street in one of Calgary's best inner city communities - Renfrew. This home is owner occupied and has been lovingly cherished over the years. Many of the original character features remain, making this a charming space full of history. The back alley access is a valuable asset, and its prime location makes this the perfect development opportunity. Not ready to start the redevelopment? Just rent the house out while you wait for permits! Don't miss out on this well-located gem!

Inclusions:

Property Listed By:

none

Century 21 Bamber Realty LTD.

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









