



THE
A-TEAM

**RE/MAX
FIRST**

601 MADISON Avenue, Calgary T2S 1J9

MLS® #: **A2196237**

Area: **Elboya**

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

List Price: **\$1,150,000**

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: **6,028 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Corner Lot,Private**
Park Feat: **None**

DOM

0

Layout

Beds: **2 (2)**
Baths: **3.0 (3 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **None**
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>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc: **6153AC**

Zoning: **R-CG**

Remarks

Pub Rmks: **Raised corner lots provide the ability to conceive a residence which is private, architecturally unique, and filled with natural light. Located prominently on the**

corner of Madison Avenue and Britannia Drive, this 6,027 square foot lot (57 foot frontage) enjoys an elevated position with no direct neighbours on 3 sides. A proper design will enjoy downtown views and a serene outdoor environment. There is a limited supply of these corner building sites in the inner city. This location is mere minutes to downtown Calgary, on the steps of the Elbow River Pathway system, close to top rated schools, and a short walk to the amenities of Britannia Plaza. The current home was a gem in its prime, but must be accepted "as is/where is, with no representations or warranties". All known structural disclosures will be made to interested buyers. This blank canvas is a fabulous opportunity.

Inclusions:
Property Listed By:

Any and All chattels left on possession day, without limitation
RE/MAX Realty Professionals

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



