



THE
A-TEAM

**RE/MAX
FIRST**

1102 21 Avenue, Calgary T2M 1K9

MLS® #: **A2196796**

Area: **Capitol Hill**

Listing Date: **02/24/25**

List Price: **\$995,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1946**

Finished Floor Area
Abv Sqft: **912**
Low Sqft:
Ttl Sqft: **912**

DOM

1
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,984 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane, Back Yard, Corner Lot, Rectangular Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

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

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
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: **3150P**

Zoning: **R-CG**

Remarks

Pub Rmks: **Corner lot alert! Here's a shovel ready 50' x 120' R-CG corner lot with plans and permits in place by early March for three oversized 3-storey townhomes with legal basement suites in a prime Capitol Hill location. Each unit will have approx. 2100-2200 sqft of total living area, which includes 500+ sqft legal basement suites. Located across the street from King George school and playground, walking distance to SAIT and Confederation Park, and a short drive to the Foothills & Children's**

Hospitals, University of Calgary, the ever popular Kensington shopping area and excellent access to 16th ave and Downtown. The existing home is currently rented as an up/down with an illegal suite in the basement for \$2200 + utilities and tenants are on a month to month contract. Properties like this are getting harder and harder to find. The main floor of this home features: a large living room; a country sized kitchen with an eating area; 2 bedrooms; a 4 piece main bathroom as well as main floor laundry. The lower level illegal suite features: a nice living room; kitchen with a dining area; 2 bedrooms with large windows; a 4 piece bathroom and laundry. The fenced backyard features an old single detached garage. Don't miss this golden opportunity to get ahead of permitting and start your next project this spring. Call your favorite Realtor today!

Inclusions:

Property Listed By:

Fridge (2), Stove (2), Washer & Dryer (2) - All appliances in house at time of sale will be in as-is condition.

RE/MAX Real Estate (Central)

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



