



\$ 489,000.00

## 111 44 AVENUE NE CALGARY

<https://paulbrinton.com>

**\*\*ATTENTION INVESTORS\*\*** Don't miss this fantastic opportunity, R-C2 zoning 50'x120' lot, only steps from the Centre Street. Upper floor is currently rented. This property has three bedrooms & full bath on main floor, 2 bedrooms, 2nd kitchen & full bath in lower level with separated entrance, south backyard with deck, double...

- 6 beds
- 1 bath
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1129245

**Type:** Detached

**Bedrooms:** 6

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-02 19:28:14

**Bathrooms:** 1

**Bedrooms Above Grade:** 3

**Date added:** 09/08/21

**Lot size:** 5996 sq ft

**Year built:** 1955

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Hardwood,Laminate

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Interior Features:** Laminate Counters

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Community Features:** Schools  
Nearby,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior  
**Levels:** One  
Entry, Suite

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Zoning:** R-C2

**List Price Square Foot:** \$ 436.30

**Photo Count:** 20



**Rooms Above Grade:** 6

**Suite:** Suite - Illegal

**Frontage Metres:** 15.23M 50`0"

**Living Area SF:** 1120.80

**Structure Type:** House

**Restrictions:** None Known

**Construction Materials:** Vinyl Siding

**Foundation:** Poured Concrete

**Appliances:**

Dishwasher,Dryer,Refrigerator,Stove(s),Washer

**Subdivision Name:** Highland Park

**Lot Size Acres:** 0.14

