



\$ 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

Image not found or type unknown



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

