



\$ 499,900.00

## 2236 26 AVENUE SW CALGARY

<https://paulbrinton.com>

Attention Investors, developers, handy homeowners and renovation specialists. This 1200 sq ft bungalow includes 4 full baths, 3 + 2 bedrooms and a single attached garage plus lots of off street parking on an oversized 629 M, R-C2 lot in Richmond and has huge potential for income and redevelopment. Spacious...

- 5 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1154928

**Type:** Detached

**Bedrooms:** 5

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-17 09:41:07

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/17/21

**Lot size:** 6771 sq ft

**Year built:** 1956

**Parking:** Concrete Driveway, Driveway,  
Garage Faces Front, Single Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Linoleum,Tile

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Back Lane,Corner Lot,Front  
Yard,Lawn,Irregular Lot,Landscaped

**Heating Type:** Floor Furnace,Natural Gas

**Total Parking:** 2

**Community Features:** Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Bookcases

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Main Level

**Levels:** One

**Zoning:** R-C2



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Suite:** Suite - Illegal

**Frontage Metres:** 45.70M 149`11"

**Living Area SF:** 1200.00

**Structure Type:** House

**Restrictions:** None Known

**List Price Square Foot:** \$ 416.58

**Photo Count:** 33

**Construction Materials:** Stucco,Wood Siding

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Stove,Washer

**Subdivision Name:** Richmond

**Lot Size Acres:** 0.16

