



\$ 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

Levels: One

Laundry features: Main Level

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

