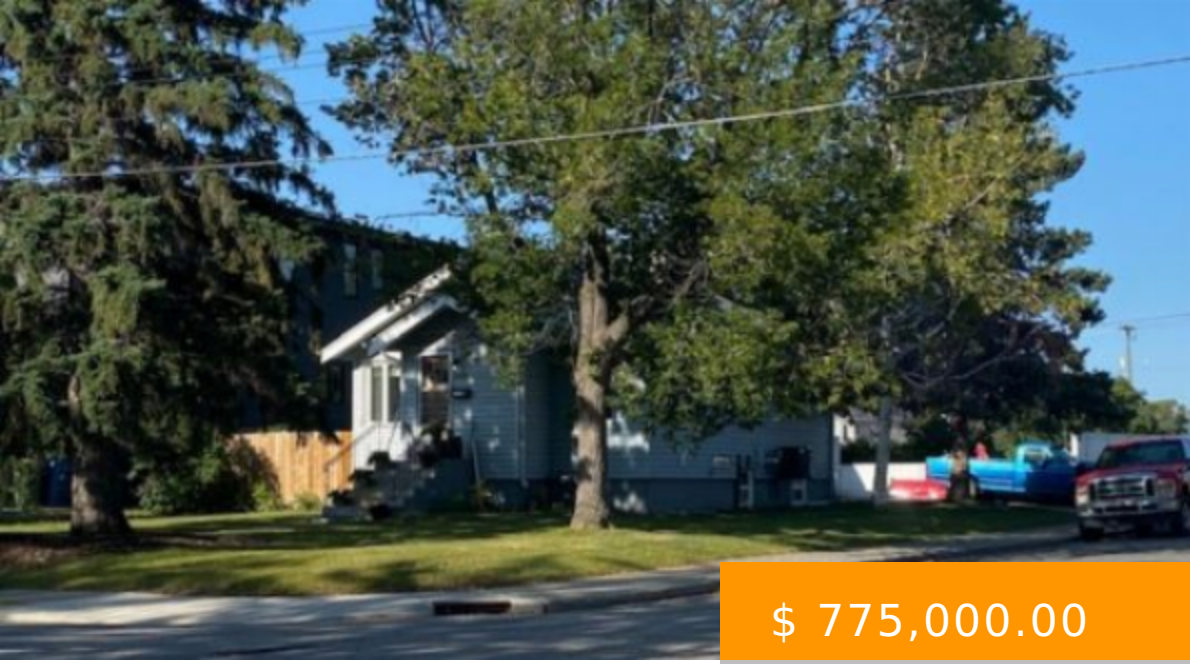

$ 775,000.00

3603 13A STREET SW CALGARY

https://paulbrinton.com

- 2 beds
- 2 baths
- Detached
- Residential
- Active

Opportunity awaits on this oversized lot(50ft X 158 ft) within the prestigious community of Elbow Park. Live comfortably in the cozy home or be a landlord, your choice. The home is currently rented for $1,700/month, If you’re looking for development potential, look north across the street... the lot was subdivided!...

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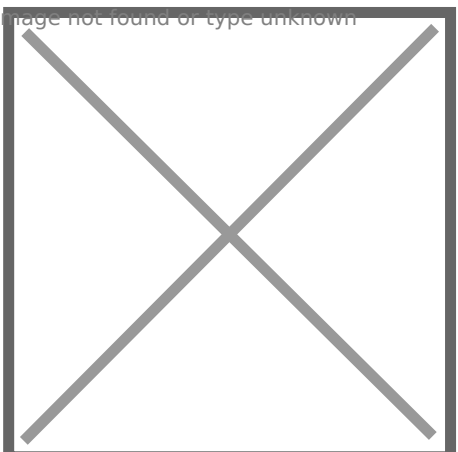

BASIC FACTS

Style: Bungalow

MLS ® #: A1139697

Type: Detached

Bedrooms: 2

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-25 08:56:15

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 09/10/21

Lot size: 7901 sq ft

Year built: 1947

Parking: Off Street, Single Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Carpet,Hardwood,Linoleum

Exterior Features: Other,Private Entrance,Private Yard

District: CAL Zone CC

Interior Features: See Remarks

Roof Type: Asphalt Shingle

Total Parking: 2

Community Features: Sidewalks,Street Lights

Fencing: Partial

Cooling: Central Air

Lot Features: Back Yard,Corner Lot,Front Yard,No Neighbours Behind

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Partial

Laundry features: None

Transaction Type: For Sale

Levels: One

Zoning: R-C1

List Price Square Foot: $ 1,031.23

Title Land: Fee Simple

Photo Count: 9

Rooms Above Grade: 4

Unit Exposure: E

Construction Materials: Cedar,Wood Frame

Suite: No

Foundation: Poured Concrete

Frontage Metres: 15.23M 50`0"

Appliances: Electric Range,Refrigerator

Living Area SF: 823.29

Subdivision Name: Elbow Park

Structure Type: House

Lot Size Acres: 0.18

Restrictions: None Known