

\$949,900 - 718 Salisbury Avenue Se, Calgary

MLS® #A2080867

\$949,900

3 Bedroom, 2.00 Bathroom, 1,124 sqft
Residential on 0.16 Acres

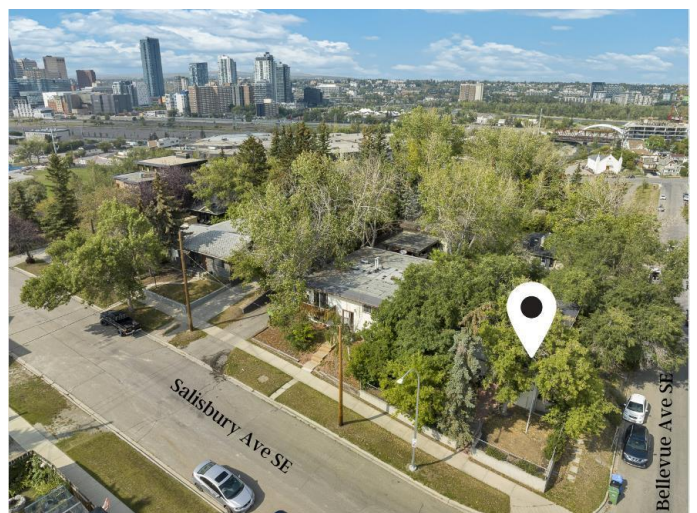
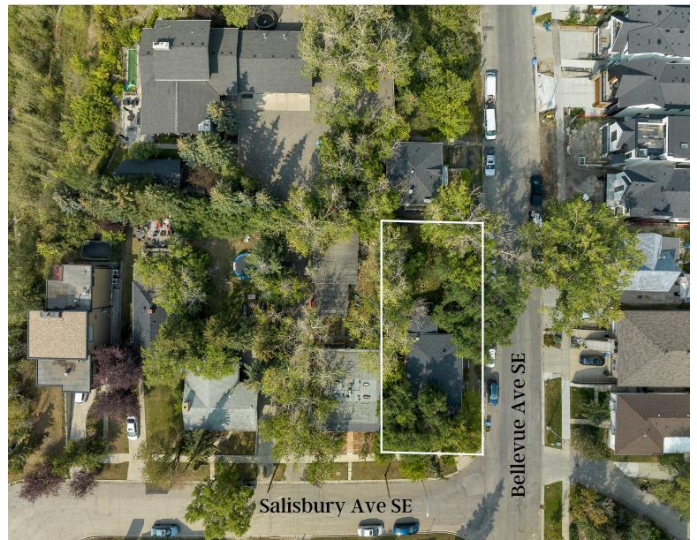
Ramsay, Calgary, Alberta

This property is adjacent to the landmark view of Calgary - "Scotsman"™s Hill. This unique inner city 50' x 137' CORNER LOT opportunity has a total square footage of 6,850 sf. A illegally suited 1010.12 sf bungalow with 2 bed 1 bath on the main and a bedroom + den and full bath below. The home is currently rented out to two separate month-to-month tenants, the potential estimated market rent altogether is \$3,750/per month. Although zoning is R-C2, the city has indicated support for a HGO redesignation during a pre-application meeting. Home is well maintained and would easily generate revenue as you work on plans. This exceptional lot is nearby the most well known ridge in the city and mere minutes away from the Stampede Grounds, brand new Convention Centre, East Village, Inglewood, and the confluence of the Bow and Elbow rivers. Also, walking distance to the projected site of the new arena and under construction LRT green line station(s). Ideally suited for a rezone and redevelopment but will make for a great holding property until then.

Built in 1951

Essential Information

MLS® #	A2080867
Price	\$949,900
Sold Price	\$900,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,124
Acres	0.16
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	718 Salisbury Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 4J8

Amenities

Parking	Off Street
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Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Hot Water, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Suite, Walk-Out

Exterior

Exterior Features	None
Lot Description	City Lot, Corner Lot, Many Trees, Sloped, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2023
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Date Sold	November 10th, 2023
Days on Market	42
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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