

\$724,900 - 2416 48 Street NW, Calgary

MLS® #A2090311

\$724,900

3 Bedroom, 3.00 Bathroom, 1,239 sqft
Residential on 0.14 Acres

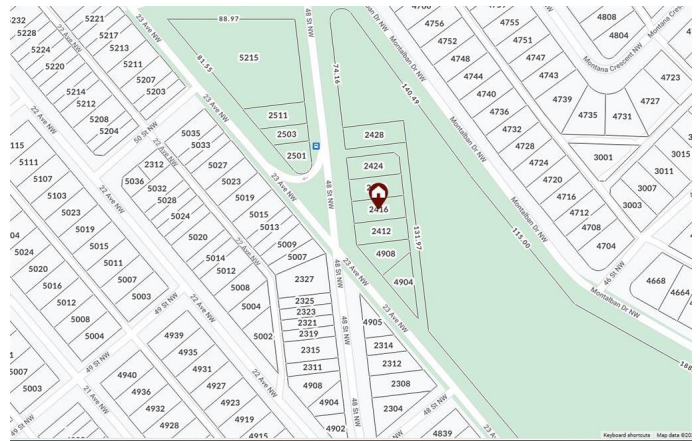
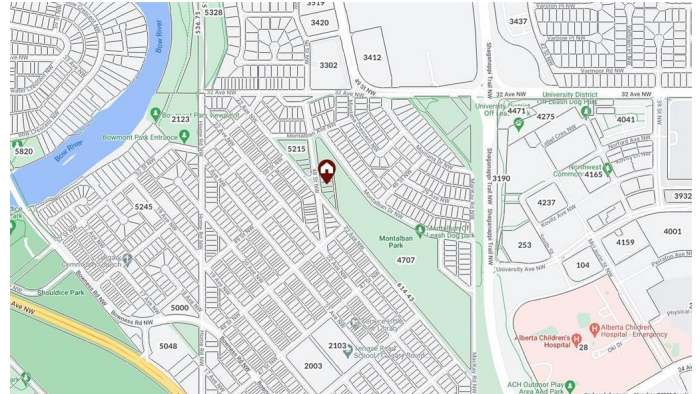
Montgomery, Calgary, Alberta

Incredible opportunity for builders and investors alike to secure this remarkable 50 ft x 120 ft R-CG ZONED LOT, BACK TO A PARK, with mountain view potential , it is in the highly desirable and rapidly transforming inner-city community of Montgomery. Ideal for duplex or Four-plex to be built on this land. This home is currently owner occupied, it has a lot of original characters. It has two bedrooms, two bathrooms plus an office on main level. one bedroom and 3rd bathroom on lower level. Massive back yard back to a green space, lots of perennials and shrubs. There is a sauna room at the backyard .The location is mere minutes to a wide selection of nearby shopping, schools, University, Market Mall and Children Hospital. 5 Minutes walk to BOW River, and quick drive to #1 Highway and to the ROCKIES. Don't miss the opportunity that this investment will provide in a rapidly changing and developing area!

Built in 1954

Essential Information

MLS® #	A2090311
Price	\$724,900
Sold Price	\$710,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,239



Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2416 48 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1B7

Amenities

Parking Spaces	2
Parking	Alley Access, Driveway, Parking Pad

Interior

Interior Features	Kitchen Island, Sauna, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, No Neighbours Behind, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2023
Date Sold	November 4th, 2023

Days on Market	7
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REALTY PROFESSIONALS

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