

\$849,900 - 3116 4a Street Nw, Calgary

MLS® #A2164210

\$849,900

3 Bedroom, 2.00 Bathroom, 793 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Great investment opportunity for builders and developers. 50'x120'-foot lot for sale in Mount Pleasant, great location steps away from Confederation park on quiet street. Have blueprints for 3 storey duplex. See in attachment section. Development permit nearing approval. Bungalow in good shape and could have income while buyer is finalizing development. Lower unit is a registered legal suite with City of Calgary (#9257). Development Plan Permit number for this property is DP2024-05210.

Built in 1950

Essential Information

MLS® #	A2164210
Price	\$849,900
Sold Price	\$836,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	793
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information



Address	3116 4a Street Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3B4

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
Date Sold	September 27th, 2024
Days on Market	18
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Mission Real Estate
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