

# \$449,900 - 4822 1 Street Sw, Calgary

MLS® #A2164593

**\$449,900**

2 Bedroom, 2.00 Bathroom, 808 sqft

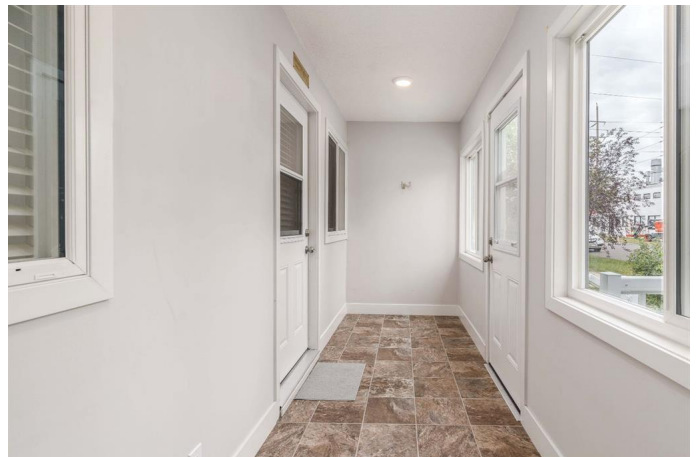
Residential on 0.07 Acres

Manchester, Calgary, Alberta

ATTENTION INVESTORS! FULLY RENOVATED TWO BEDROOM/TWO BATHROOM DETACHED BUNGALOW in COMMERCIAL ZONE with RESIDENTIAL ZONING and IR zoning (Industrial Redevelopment) . Everything has been done in this "Like New" character bungalow which is located just blocks from Stanley Park, LRT and Chinook mall. Ideal as an Investment property to rent or for a first time buyer. Nothing more to do here but move in as EVERYTHING HAS BEEN UPDATED. Improvements include: Newer high end Vinyl Plank Flooring throughout, Newer Vinyl Windows for the whole house, Newer Roof, Soffit, Facia and gutters, Siding, and lighting throughout. Plumbing and electrical have been upgraded also. Marble Countertops with Quartz Backsplash are featured in both the Kitchen and Bathrooms. Newly paved concrete Parking Stalls at the back of the property allow for PLENTY OF PARKING and a fully fenced private backyard boasts newly installed Maintenance Free Vinyl Fencing. READY FOR IMMEDIATE POSSESSION. Situated on a quiet residential and small commercial street, this property is perfect as a unique FAMILY HOME or as a rental/hold cashflow investment. The commercial applications for use and redevelopment are almost endless.

Built in 1910

## Essential Information



MLS® #	A2164593
Price	\$449,900
Sold Price	\$423,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	808
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	4822 1 Street Sw
Subdivision	Manchester
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G0A2

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 10th, 2024
Date Sold	October 10th, 2024
Days on Market	30
Zoning	I-R
HOA Fees	0.00

**Listing Details**

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.