

**4822 1 Street SW**  
**Calgary, Alberta**

**MLS # A2164593**



**\$449,900**

<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	808 sq.ft.	<b>Age:</b>	1910 (114 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	I-R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** None

**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.