

# \$849,999 - 211 99 Avenue Se, Calgary

MLS® #A2182483

**\$849,999**

4 Bedroom, 1.00 Bathroom, 1,007 sqft

Residential on 0.18 Acres

Willow Park, Calgary, Alberta

This is an amazing opportunity to live in Willow Park or invest in a property with great redevelopment potential (H-GO). Please see the attached redevelopment idea for more details. (DP has been submitted). This property is just a short walk from shopping, restaurants, the library, a recreation center, and various amenities. Transportation is easily accessible. This well maintained three-bedroom home features an updated kitchen with ample oak cabinetry, newer front and back doors, a living room window, and a kitchen bay window. The upstairs boasts beautifully re-finished hardwood flooring. The spacious basement includes a family room, office space, bedroom, den, and laundry room. Step out from the kitchen to a private, roomy patio. The property also offers a double heated garage with a loft and an adjoining carport, providing plenty of parking space. Ideal to make your home easily rentable while planning re-development or just a great revenue property. \*\*\*24 HRS Minimum notice if required for the tenants\*\*\* Garage is rented out as well. Garage can be viewed upon a accepted offer\*\*\*

Built in 1966

## Essential Information

MLS® # A2182483

Price \$849,999



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,007
Acres	0.18
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	211 99 Avenue Se
Subdivision	Willow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0H9

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Carport, Oversized
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas, Standard
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	December 8th, 2024
Days on Market	145
Zoning	R-C1

**Listing Details**

Listing Office	Coldwell Banker Mountain Central
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