

# \$899,999 - 211 99 Avenue Se, Calgary

MLS® #A2182483

**\$899,999**

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  | \$899,999 |



|                |             |
|----------------|-------------|
| 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        | Carport, Double Garage Detached, Garage Door Opener, Oversized |
| # of Garages   | 2  |

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed December 8th, 2024

Days on Market 120

Zoning R-C1

## **Listing Details**

Listing Office Coldwell Banker Mountain Central

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