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928 Durham Avenue SW Calgary, Alberta

MLS # A2345864



$2,850,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,398 sq.ft.	**Age:**	1949 (77 yrs old)
Beds:	2	**Baths:**	2
Garage:	Single Garage Detached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot		

Heating:	Natural Gas, See Remarks	**Water:**	Public
Floors:	Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	See Remarks, Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features		

Inclusions: on-site domestic appliances all in "as is" condition

Mount Royal is one of the most beautiful and prestigious communities in Calgary. Developed in the early 20th century by the CP Railway, it is known for its stately homes, tree-lined streets and proximity to downtown. The section that includes Durham Avenue is one of the most historic. 928 Durham Avenue is a large and bright corner lot, over .25 of an acre. Boundary dimensions are 91.8’ x 125’. The current land use is DC 1Z98 and there is no Restrictive Covenant. The property is offered as land for future development. The existing 1949 home is in mostly original condition and the seller is not attributing any value to it. Schedule A must accompany all offers (“as is, where is” - see supplements). The seller must assume the current tenant who has a lease until September 2028. This could provide some income during the planning period. Viewings of the house are permitted once an accepted offer is in place. No sign on the property. DO NOT disturb the tenants or walk onto the property without a confirmed appointment. The Adjacent property at 916 Durham Avenue SW is also available and the two could be combined for a total of more than ½ acre.

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