

# 916 Durham Avenue Calgary Alberta

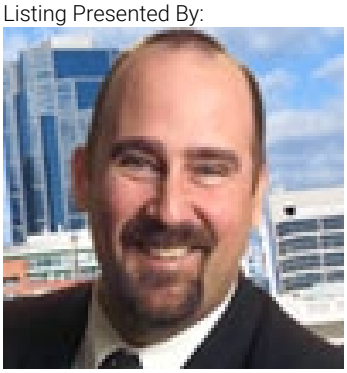
$2,950,000

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. 916 Durham Avenue is a massive and relatively flat lot, nearly .29 of an acre. Boundary dimensions are 100' 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 1928 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 Sept 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 928 Durham Avenue SW is also available and the two could be combined for a total of more than 1/2 acre. (id:6769)

3pc Bathroom Measurements not available
3pc Bathroom Measurements not available
Other 10.16 M x 9.42 M
Laundry room 3.58 M x 3.38 M
3pc Bathroom Measurements not available
Living room 3.96 M x 6.12 M
Dining room 3.81 M x 4.90 M
Family room 4.09 M x 3.43 M

Den 2.31 M x 3.94 M
Kitchen 4.14 M x 2.82 M
Other 3.07 M x 2.03 M
Other 2.03 M x 1.17 M
Primary Bedroom 6.65 M x 4.55 M
Bedroom 4.06 M x 4.85 M
Bedroom 3.94 M x 4.88 M
Office 3.25 M x 3.58 M

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

http://www.calgaryurbanhomes.com/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca