

# \$749,500 - A And B, 1018 Smith Avenue, Crossfield

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MLS® #A2227260

## \$749,500

5 Bedroom, 3.00 Bathroom, 996 sqft

Residential on 0.14 Acres

NONE, Crossfield, Alberta

LEGAL UP/DOWN DUPLEX located just off main street. Conveniently located close to shopping, dental office, pharmacy, doctors office and restaurants. 1018 A (upper unit) is 996 square feet and features 2 bedrooms plus den, a large living room/dining room, bright sunny kitchen with sky light, 4 piece bath and laundry room with separate entrance to the designated private back yard. 1018 B (lower unit) is 996 square feet and features 9 foot ceilings, large windows through out, living room, kitchen with eating area, 3 bedrooms, 4 piece bath and laundry area with back door entrance to the designated private back yard. The primary bedroom features a 3 piece ensuite bath. The home is located on a large WBD ( West Downtown Business District ) which offers numerous commercial permitted uses plus many added discretionary uses. Excellent opportunity for owner occupied/business use, rental property or multi generational opportunity. Unique residential property with authorized commercial guidelines are rarely available. Walking distance to schools and parks add to the amenities of this property

Built in 1920

## Essential Information

MLS® # A2227260

Price \$749,500



|                |                   |
|----------------|-------------------|
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 996               |
| Acres          | 0.14              |
| Year Built     | 1920              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 2 Storey, Up/Down |
| Status         | Active            |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | A And B, 1018 Smith Avenue |
| Subdivision | NONE                       |
| City        | Crossfield                 |
| County      | Rocky View County          |
| Province    | Alberta                    |
| Postal Code | T0M 0S0                    |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Off Street, Single Garage Detached |
| # of Garages   | 1                                  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Separate Entrance, Skylight(s)  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Landscaped, Private, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 5               |
| Zoning         | WBD             |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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