

*April 08, 2014*

**Allen Mehri**  
**5031 4 Street NW**  
**Calgary, Ab**

**Subject: Rezoning (Item 10 on Application form)**

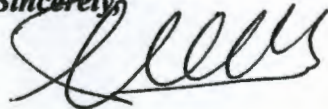
**Dear Madam / Sir:**

**As a resident of Calgary for the past 24 years, I feel I have a civic duty to assist with the cities rental shortage.**

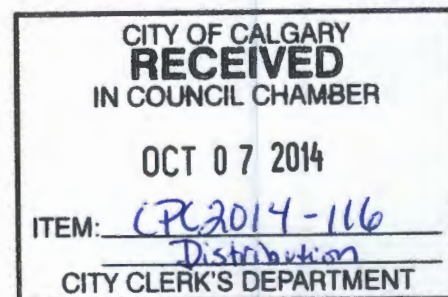
**I have been a real estate professional for the past 20 years. I own the property at 5031 - 4 St. NW. This property has sufficient space to convert to a legal secondary suite. The location of this property is ideal for rezoning. This property has ample parking to accommodate 2 full size vehicles in addition to a double car garage and a single covered parking stall. Bus route #2 has a stop in the front of the property making access to public transportation feet away. In addition, Throncliffe and several other public schools are within walking distance. I respectfully submit to you these three (3) major benefits to rezoning this property.**

**Lastly, 5031-4 street N.W is a detached parcel on the corner of 4 street and McKnight BLVD N.W. Rezoned, this property offers affordable housing to the citizens of Calgary, increasing rental space and increased taxes for the city.**

*Sincerely,*



**Allen Mehri, B. SC, IT Eng**





Mr. Stock's back yard



508 Thronhill Dr NW





**Residential**      **508 THORNHILL PL NW**      **S**      **LP: \$ 333,888**


**Prop Class:** Single Family      **MLS#:** C3391059  
**Area:** Calgary      **Postal Code:** T2K 2S7  
**Community:** THORNCLIFFE 502      **Zone:** Zone A  
**Type:** Residential Detached Single Family      **Year Built:** 1956  
**Style:** Bungalow  
**Legal Plan:** 6455GS      **Blk:** 1      **Lot:** 9      **Unit:**      **UF:**  
**Linc #:** 0018874222  
**Title to Land:** FREEH      **Ownership:** PRIV  
**Exclusion:** N      **SRR:** N      **Disc:**      **Conform:**  
**Warranty:** None      **Restrictions:** N-KNW

Please use Touchbase or Call to View at 510-0100 for CBS. Deposit cheques to Homelife Cityscape Real Estate. Garage wiring to house is not to code (is done via extension cord). To enter garage just pull on main car door, and please close in same manner. Downstairs wardrobe also available for sale. Please call Pat at 889-0619 for questions or offers.

Clean, tidy, and very well kept, this home has both warm character and great holding power. Catch the bus just minutes away, while back home you can unwind in the huge, private backyard. Inside you'll be impressed with soft but modern colours, new lighting, and chic window treatments. The kitchen is very functional with newer Kenmore appliances, newer flooring, countertops and sink. The L-shaped living/dining area and two large bedrooms make for a great use of space. Downstairs offers new carpet, full bath, big bedroom, rec room and tons of built-in storage cabinets. Add to this the newer furnace and hot tank and the value keeps growing. Original oak hardwood, an oversized single garage, and new shingles top it all off. Come see.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Finish Lvl:	2
<b>Baths:</b>	0	0	0	2	0	0	0	0	0	0	0	<b>Level</b>	<b>Mtr2</b>
<b>Addl Rms:</b>	<b>Bdrms Atr:</b> 2		<b>Total Bdrms:</b> 3										<b>Soft</b>
<b>Living Room:</b>	6.6x3.3		M		<b>Master Bedrm:</b> 3.88x3.52		M				<b>Main Lvl:</b> 84.8		912.79
<b>Dining Room:</b>	2.64x2.56		M		<b>Bedrm 2:</b> 3.42x2.74		M				<b>Upper:</b>		
<b>Kitchen:</b>	3.3x2.46		M		<b>Bedrm 3:</b> 4x3.18		B				<b>Above Grd:</b>		
<b>Family Room:</b>					<b>Bedrm 4:</b>						<b>Lower Lvl:</b>		
<b>Den:</b>					<b>Bonus Rm:</b>						<b>Below Grd:</b>		
											<b>Total A.G.:</b> 84.8		912.79

**Fin FP/Rgh-In:**      **Fpl Fuel:**

**Heating:** 1F-A NGAS

**Construction:** Wood Frame

**Exterior:** Wood, Stucco

**Features:** NOPET, NSMKE

**Goods Incl:** REFRG, DWPRT, STVEL, WASHR, DRYER, FREEZ, WINDA, STGSH, REMKS

**Site Infr:** FENCE, FRUIT, LANE, LNSCA, SCHLS, TRANS, TREED

**Amenities:**

**Parking:** Single Garage Detached, Over Sized, See Remarks

**Virtual Tour:**

**Elem School:** Colonel Sanders

**Jr/Mid Schl:** Colonel Irvine

**Condo Name:**

**Prk Encl/Unit/Type:** 1

**Total Floors:**      **Registered Size:**

**HOA:**

**Seller:**

**List Realtor:** Pat Kriwokon ID: CKRIWOPA Ph: 403-889-0619 Fax: 403-270-2272

**List Realtor Email:** [pkriwokon@shaw.ca](mailto:pkriwokon@shaw.ca)

**List Firm:** HOMELIFE CITYSCAPE REAL ESTATE Ph: 403-270-2020 Fax: 403-270-2272

**List Realtor2:**

**List Firm2:**

**Pend Date:** 09/29/09

**Sold Term:**

**Sell Firm:** CIR REALTY Ph: 403-294-1500

**Sell Agent:** David Fisher ID: cfisheda Ph: 403-294-1500

10/02/14

7:11 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

**Appt:** KCBS

**Appointment Ph:** 403-510-0100

**List Realtor Web:** <http://www.kriwokon.com>

**Occupancy:** SELLR

**Possession:** 30 Days /negotiable

**Comm:**

**Call to View or Touchbase**

**List Date:** 08/14/09

**DOM:** 48 days

**Entered:** 08/14/09

**Expiry Date:**

**Sell Firm 2:**

**Sell Agent 2:**

RES Agent Detail View

## The Property Database Results

## Allen Mehri

REAL ESTATE PROFESSIONALS INC.  
202, 5403 CROWCHILD TRAIL N.W.  
CALGARY, AB T3B 4Z1  
(403) 547-4102 (phone)

## Property Information

## 508 THORNHILL PLACE NW

Community Name:	THORNCLIFFE	City:	Calgary
Community Code:	THO	Linc #:	0018874222
Project Name:		Roll #:	022012405
REGION AREA COMM:	0046 0046 A502	Assessed Value:	\$370,500.00
Tax Roll Year:	2014	Tax Amount:	\$2,261.12

## Tax Information

## Legal Information

(Plan) (Block) (Lot) (Unit #) (Unit Factor):	Title Type:	Land and Improvement
Prt / Qrt / Scn / Twp / Rng / Mer :	Ward:	4
Full Legal:	6455GS;1;9	

## Land and Building Information (City of Calgary Land use information)

The following information is provided by the regional assesment department and should be verified before use.

Area Above Grade:	85.000 M/913.410 SF	Construction Year:	1956
Lot Size:	557.000 M	Property Description:	Single Residential
Property Use:	SR	Asmt Description:	Residential
Asmt Use:	RE	Land Description:	Residential - Contextual One Dwelling
Land Use:	R-C1	Building Type/Structure:	House / Bungalow/ 1 Storey
		Building Quality:	A
		Walkout Basement:	N
Garage Type:	Detached	Garage Area:	31 SM
Fireplace:	N	Influences (Locational):	

## Local Improvement Information

Code:	Desc.	Expires
Total Payout:		

**Sales Information****Owner Name & Address Information**

Owner Address(es):

**Sales Information Detail**

Sale #:	Registration Date:	Registration Document:	Consideration Amount:	Consideration Text:	Owner:
1	2010-Jan-18	TRANSFER OF LAND	\$330,000.00		
2	2007-Apr-24	TRANSFER OF LAND	\$311,200.00		
3	2007-Apr-24	TRANSFER OF LAND	\$311,200.00		
4	1996-Feb-15	TRANSFER OF LAND		NOMINAL	DOUGLAS WESTON MCLAUGHLIN.

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