



GRASSROOTS
REALTY GROUP

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**2629 Erlton Street SW
Calgary, Alberta**

MLS # A2225081



\$2,750,000

Division:	Erlton		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,061 sq.ft.	Age:	1913 (112 yrs old)
Beds:	9	Baths:	5
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	See Remarks	Zoning:	S-UN
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: na

Developers!! Investors!! This exceptional, unique property is now available. Consisting of 4 lots / 2 houses over almost 10,000 square feet of prime, inner-city land in coveted Erlton. This rare, huge property consisting of 2 current structures (4 occupied suites) may be redeveloped in any number of ways. This amazing property backs onto forest land then the Elbow River below. Clear titles and (non-compliant) RPR are available. This remarkable property/ location is solid gold. Truly a once in a lifetime investment opportunity!