



GRASSROOTS
REALTY GROUP

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902 35 Street SE
Calgary, Alberta

MLS # A2229544



\$459,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	900 sq.ft.	Age:	1959 (66 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Brick/Mortar	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions:	None
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ATTENTION ALL DEVELOPERS, BUILDERS & INVESTORS! Here is the exceptional opportunity that you have been searching for. This is a HUGE 41' x 130' zoned R-CG corner lot in Alberta park. Already zoned for row housing. AMAZING! Close to all levels of schools and tennis court. Easy access to Memorial, Deerfoot trail and downtown. There are infills already in the street. SELLER IS MOTIVATED!