



**GRASSROOTS**  
REALTY GROUP

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**902 35 Street SE**  
**Calgary, Alberta**

**MLS # A2229544**



**\$449,900**

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

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

**Inclusions:** None

ATTENTION ALL DEVELOPERS, BUILDERS, FLIPPERS & 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. Ready for flipping. Demo has already been done. So just come and renovate. SELLER IS MOTIVATED!