



**GRASSROOTS**  
REALTY GROUP

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**234 8 Avenue NE**  
**Calgary, Alberta**

**MLS # A2233778**



**\$609,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	800 sq.ft.	<b>Age:</b>	1928 (97 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	On Street, Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Interior L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	22-24-1-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** The property is sold 'as-is'. Any and all appliances and/furnishings on site will be left with the property with no warranty by the seller to the condition of the same.

**Attention Developers:** The perfect house can only exist with a great location. This is a great 33 x 120 R-CG development site with all the attributes a developer is looking for. This level lot has no power poles impeding development on the back lane. Excellent proximity to all the amenities that Crescent Heights has to offer. The home is surrounded by older homes with varying levels of condition, along with new infill properties on the street. There are traffic circles and speed bumps reducing the traffic flow and/or speed on the amazing mature tree lined street. The home is being sold in 'as-is' condition, land value. The existing home does have an opportunity for renovation for the right buyer. The garage and shop are not safe for use currently. The basement has lower ceiling height at 7 feet, with a raised floor on the existing lower development.