



**GRASSROOTS**  
REALTY GROUP

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**4904 22 Avenue NW**  
**Calgary, Alberta**

**MLS # A2234266**



**\$600,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	769 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Irregular Lot, Pie Shaped Lot, See Remarks, Treed		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Double the Potential &ndash; Two Side-by-Side Lots must be Sold Together! This is a rare redevelopment opportunity you won&rsquo;t want to miss&mdash;two adjacent properties being sold as one parcel, offering nearly 200 feet of combined frontage and over 9700 sq' of combined building area in a highly desirable inner-city location. These lots must be purchased together, making this a unique chance to secure a substantial footprint in one of Calgary&rsquo;s most sought-after infill communities. With both the front and rear of the combined parcel facing main roads, the layout offers incredible flexibility for future planning. Located on an elevated street that already showcases many impressive new builds, this site is positioned to take full advantage of the surrounding views and long-term value. Prefer to hold for now? Each property is currently home to a well-maintained residence, featuring newer furnaces, hot water tanks, and roofs&mdash;ideal for minimizing unexpected costs. Plus, exceptional existing tenants are happy to stay, allowing for strong, steady rental income while you plan your next move. Opportunities like this don&rsquo;t come around often. Secure your place in this thriving redevelopment pocket today!