



**GRASSROOTS**  
REALTY GROUP

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**2214 4 Street NW**  
**Calgary, Alberta**

**MLS # A2234750**



**\$899,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	734 sq.ft.	<b>Age:</b>	1943 (82 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, See Remarks		

**Inclusions:** NA

Exceptional opportunity for Builders and investors Corner lot in Mount Pleasant with Approved DP for 4 Rowhomes with LEGAL basement suites. Located in the highly sought after inner city community of Mount Pleasant . Well Maintained Bungalow with 2 bedrooms up, living room kitchen and full bathroom. Basement is finished . Single detached garage. Beautiful South facing backyard. Great holding property, priced to sell.