



GRASSROOTS
REALTY GROUP

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2511 9 Avenue SE
Calgary, Alberta

MLS # A2237977



\$649,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	903 sq.ft.	Age:	1945 (80 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

Attention Builders & Developers!! Prime RCG 50 x 120 ' lot in the up and coming community of Albert Park with it's proximity to Downtown and unparalleled views and above all central location. A plethora of potential awaits you. Close to transit (both bus & 2 C-train stations) parks, schools (all levels), MaxBell Arena, outdoor bike paths, Telus Spark & the Calgary Zoo and many other amenities. This property is a highly desirable and yet affordable potential. The house is vacant, offers a quick possession and is a great holding property with a massive back yard with front and back decks and a beautiful pergola.