



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

905 1 Street NW  
Calgary, Alberta

MLS # A2244785



**\$515,000**

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	1928 (97 yrs old)
Beds:	1	Baths:	1
Garage:	RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Irregular Lot		

Heating:	See Remarks	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

\*\*\*JUDICIAL SALE-CRESCENT HEIGHTS\*\*\*Located in one of Calgary 'most sought-after inner city communities, this property offers a rare opportunity for redevelopment or investment. Situated on a good-size lot in desirable "Crescent Heights"-just minutes from downtown, parks , schools , transit and few steps from Crescent Rd. ridge famous for the unbeatable view of the Calgary skyline-this location is second to none. Please note:-The existing structure is not fit for habitation and is being sold as-is, where-is. This is a land value opportunity with tremendous potential for builders, developers or buyers looking to design their dream home in a vibrant, well-established neighbourhood .Act fast-opportunity like this in high-demand areas don't last long!\*\*\*please do not access the property or walk the land\*\*\*