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## 107 40 Avenue NE Calgary, Alberta

MLS # A2256063



\$999,900

Division: Highland Park Residential/House Type: Style: Bungalow Size: 1,220 sq.ft. Age: 1910 (115 yrs old) **Beds:** Baths: 3 full / 1 half Garage: Double Garage Detached, Driveway, Off Street, Paved Lot Size: 0.16 Acre Lot Feat: Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Rectangu

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Linoleum Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Suite, Walk-Out To Grade Exterior: Stucco, Wood Frame, Wood Siding Zoning: M-H1 Foundation: **Poured Concrete Utilities:** Features: Beamed Ceilings, Ceiling Fan(s), Chandelier, Laminate Counters, Storage, Vaulted Ceiling(s)

Inclusions: N/A

Perfect for Builders and Investors! Situated in the inner city community of Highland Park, this property offers an excellent investment and development opportunity. Recently rezoned M-H1 allowing for a maximum of 8 storeys with commercial/retail option on the main floor. The lot measures 57' x 120' (Approx 6,840 sq ft). With some fixing up, the existing single family home would be excellent investment property. Currently offers a 2 bedroom unit on the main floor with 2 units in the basement, a 1 bedroom and a studio. Located a block of Centre Street and the BRT 301 (future green line C-Train). Close to all amenities, schools, shopping and restaurants. Great location for investment properties. Call for more information.