



**GRASSROOTS**  
REALTY GROUP

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107 40 Avenue NE  
Calgary, Alberta

MLS # A2256063



**\$999,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Off Street, Paved		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.