



GRASSROOTS
REALTY GROUP

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514 30 Street NW
Calgary, Alberta

MLS # A2257445



\$1,095,000

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	853 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Level, Pie Shaped Lot, Trian		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Linoleum, Other
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade
Exterior:	Mixed, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: refrogerator, stove, washer

Tremendous opportunity. Located on a quiet street in desirable Parkdale and close to downtown, SAIT, University of Calgary, Children's Hospital. Over 6800 square foot lot is zoned RCG with plans submitted for future 4-plex development, complete with legal suites and garage coverage for each unit. All four units would come in around 1900 square feet with an average of 500 square feet for the legal suites. The seller is providing a preliminary package for the buyer's use on this particular lot only as it is copyrighted and cannot be used for other lots.