

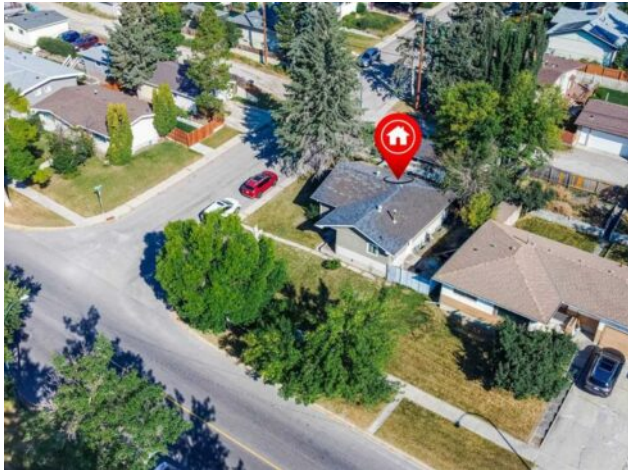


GRASSROOTS
REALTY GROUP

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**4 Cheyenne Crescent NW
Calgary, Alberta**

MLS # A2257980



\$739,900

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Rare opportunity to own a 60x100ft CORNER LOT in the highly desirable community of Charleswood. This prime property offers endless potential for builders and developers. The location is unbeatable—just minutes to top-rated schools, within walking distance to the University of Calgary, Brentwood Village Shopping Centre, caf  s, restaurants, and the Nose Hill Park. Easy access to downtown in only 10 minutes makes this property an exceptional investment or redevelopment opportunity for the right buyer. *Interior photos are all from 2013.