



GRASSROOTS
REALTY GROUP

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4106 10 Avenue SE
Calgary, Alberta

MLS # A2258080



\$399,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	Age:	1949 (77 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All contents are "as is - where is"

INVESTOR/DEVELOPER ALERT!!! Outstanding redevelopment opportunity at a compelling price. Prime corner lot on a solid street with strong upside. Existing structure is boarded up and sold "as-is". Ideal for investors or developers looking for their next project.