



7616 34 Avenue NW
Calgary, Alberta

MLS # A2259320



\$674,900

Division:	Bowness		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,130 sq.ft.	Age:	1945 (81 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

One owner for many, many years is selling this "park like" property and the adjacent lot together as one magnificent 100ft wide lot, totaling almost 1/3 of acre! They are both R-CG zoned, ready for a re-development opportunity!!! The two individual lots are on 50ft frontage and are on two separate titles, each property is listed at \$674,900 and must be sold together. The one lot at 7616 34 Avenue NW has an older 3 bedroom story and a half and is in need of cosmetic TLC and could be rented in the interim awaiting development approvals. The adjacent property, 7620 34 Avenue NW is a lot only property and is located next door and is land value only, that includes a huge 26x24 detached garage. Excellent location, a short walk to the new Superstore, across from Trinity Hills Box stores, two minutes away from the new Farmer's Market in the Greenwich community, 5 minutes away from two hospitals, a short commute to downtown and easy access west to the mountains!!! Hurry on this incredible investment or building opportunity. *** Please note all photos include both properties. ***