



GRASSROOTS
REALTY GROUP

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**7620 34 Avenue NW
Calgary, Alberta**

MLS # A2259321



\$674,900

Division: Bowness

Lot Size: 0.15 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

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 for \$674,900 and must be sold together. The one lot 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, it 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. ***