



GRASSROOTS
REALTY GROUP

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3652 8 Avenue NW
Calgary, Alberta

MLS # A2260849



\$1,500,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Parkdale | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 895 sq.ft. | Age: | 1954 (71 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.22 Acre | | |
| Lot Feat: | Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot, View | | |

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

Inclusions: N/A

Land Value Only. Subdivision has been done for 2 lots of 32/150 ft each and DP is approved with conditions for both lots with 3,020 sq ft detached house on one lot and 3,400 sq ft detached house on the second lot. The land is surrounded by luxury custom built homes - you could be the next one on the block! Easy Access to 16 Ave, Crowchild Tr, Memorial Dr, playgrounds, parks, close proximity to the Foothills and Children's Hospital, University of Calgary, Bow River, Bow River pathways and easy access to downtown & trendy Kensington shops and eateries. Parkdale is an inner-city destination with a strong community spirit. Call your Realtor now to book a showing!!