

1-833-477-6687 aloha@grassrootsrealty.ca

1402 Centre A Street NE Calgary, Alberta

MLS # A2266119



\$775,000

Division:	Crescent Heights				
Type:	Residential/House				
Style:	Bungalow				
Size:	1,361 sq.ft.	Age:	1941 (84 yrs old)		
Beds:	2	Baths:	1		
Garage:	Single Garage Detached				
Lot Size:	0.13 Acre				
Lot Feat:	City Lot, Corner Lot, Few Trees, Front Yard, Level, Rectangular Lot				

Forced Air	Water:	-
See Remarks	Sewer:	-
Asphalt Shingle	Condo Fee:	-
See Remarks, Unfinished	LLD:	-
Stucco	Zoning:	M-CG d72
Poured Concrete	Utilities:	-
	See Remarks Asphalt Shingle See Remarks, Unfinished	See RemarksSewer:Asphalt ShingleCondo Fee:See Remarks, UnfinishedLLD:StuccoZoning:

Features: Laminate Counters

Inclusions: n/a

Attention Investors and Builders! Exceptional development opportunity! Prime 50' x 114' inner city lot. Sits on a quiet one way street while boasting access to the trans Canada hwy only a block away. Currently has a tenanted bungalow on the property, lease expires July 31. Tenants are willing to stay if buyer allows. 2 beds, 1 bath, detached garage. Seize the potential of this multi-residential property. Optimally located in the vibrant neighbourhood of Crescent Heights. Boasting M-CG zoning, this corner lot presents a unique potential for development, as well as a holding property while generating rental income. The sought-after Crescent Heights community is near downtown, and the demand for rental properties continues to soar. This property is a must see. A dream come true for savvy investors capitalizing on the ongoing development and revitalization in this vibrant area.