



GRASSROOTS
REALTY GROUP

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1402 Centre A Street NE
Calgary, Alberta

MLS # A2266119



\$748,800

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Crescent Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 681 sq.ft. | Age: | 1941 (85 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 | | |

| | | | |
|--------------------|-------------------|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Stucco | Zoning: | M-CG d72 |
| Foundation: | Poured Concrete | Utilities: | - |
| 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 Highway only a block away. 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.