



GRASSROOTS
REALTY GROUP

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2719 1 Avenue NW
Calgary, Alberta

MLS # A2273127



\$949,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1953 (72 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	See Remarks
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Location Alert! Opportunity Alert!! An outstanding "DEVELOPMENT-READY" gem awaits in the desirable inner-city neighbourhood of West Hillhurst. A COMPLETED DP survey along with full-site DEMOLITION planned offers significant savings in time and cost to the buyer. Additionally, all asbestos has been professional removed. Presenting an equally ideal location for a builder to redevelop or for a homeowner seeking the perfect spot to build their dream home, this exceptional 61' x 110' TRAPEZIUM R-CG zoned lot is uniquely situated along a quiet street one short block from the Bow River Pathway system. The recent R-CG zoning allows for (with city development approval) the construction of up to 4 townhouses and 4 suites in an unparalleled vibrant and walkable community, close to downtown, the Bow River pathway system, the lively Kensington district, Queen Elizabeth School, U of C, SAIT, the Foothills and Children's hospitals, and beautiful parks. This excellent lot offers a rare opportunity for builders, investors, and homeowners — a TURNKEY SITE to streamline the start of your next project. A compliant RPR with the current dwelling shown is available in the supplements. Please no entry to the building prior to the demolition. Act quickly, this opportunity won't last long!