



**GRASSROOTS**  
REALTY GROUP

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**3615 1 Street NE**  
**Calgary, Alberta**

**MLS # A2273667**



**\$415,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,131 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot, Sloped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	See Remarks
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** All appliances are in as-is condition.

Take advantage of the up-and-coming neighbourhood of Highland Park with this 50' x 95' R-CG lot just a block away from Citizen Brewing and Congress Coffee and in walking distance from Lina's Italian Market, Rosso Coffee and much more! Walk to Confederation Park, take the express bus to downtown Calgary and easily commute to the airport from this central location. This property is being sold for land value and features a unique sloping lot which would give opportunities for east views from upper levels. This structure is as-is and not warranted to be safe for habitation. Fantastic price to build your new home or development project!