



GRASSROOTS
REALTY GROUP

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1502 49 Street SE
Calgary, Alberta

MLS # A2277141



\$569,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,149 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Rectangular Lot, See Remarks		

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

Inclusions: N/A

50 by 127 R-CG CORNER LOT / FACING FOREST LAWN ATHLETIC PARK / DEVELOPMENT OPPURTUNITY - 4 PLEX WITH LEGAL SUITE. Whether you are an investor, developer or looking for a house to live, this property is perfect match for everyone. Conveniently located across the street of Bob Bahan Aquatic centre and multiple schools nearby, it is unbeatable location. Easy access to 17 avenue and downtown makes this place more attractive to live or invest. This well maintained bungalow offers big living area, 3 bedrooms, 1 Bathroom upstairs and a fully developed basement with 1 bedroom, 1 bathroom and rec space. Hot water tank and furnace are recently updated. Extended double garage and driveway offers more parking spaces. This lot is zoned R-CG so, you can build 4-plex with 4 legal suites in each unit (subject to city approval). This property has lot of potential, so book your showing today to make it yours!