



GRASSROOTS
REALTY GROUP

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1023 12 Avenue SW
Calgary, Alberta

MLS # A2277769



\$652,000

Division:	Beltline		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,616 sq.ft.	Age:	1907 (119 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	See Remarks
Floors:	See Remarks
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	See Remarks
Features:	Separate Entrance, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: None

****Attention Investors & Developers**.** Rare multifaceted property situated in the heart of the vibrant inner-city community of the Beltline. 2.5 storey Century home needs a lot of work but offers a great opportunity for the right buyer. Was being used previously as professional office spaces. Off street parking or room to add a double garage out back. Zoned Direct Control (DC) 25Z2008 with RM-7 guidelines. Please see attached permitted and discretionary uses in supplements. Great location is walking distance to many amenities, green spaces, the downtown core and all the eclectic shops, restaurants and coffee shops on 17 Ave. Realtors please review realtor comments.