

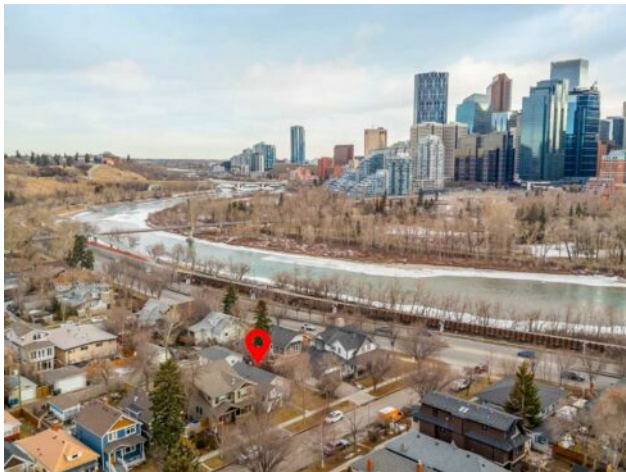


**GRASSROOTS**  
REALTY GROUP

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**712 4A Street NW**  
**Calgary, Alberta**

**MLS # A2280619**



**\$1,049,900**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	1929 (97 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Basement: refrigerator, stove, dishwasher, washer, dryer

Calling all builders, developers, investors, landlords, and families right here to 712 4A Street NW – a very RARE 50' x 120' lot in the sought-after community of Sunnyside! Very, very few lots of this size are left in the area, so do not miss your chance to acquire this excellent property, located steps away from downtown, the Bow River, the Peace Bridge, and all the amenities of Kensington (a vast selection of coffee shops, restaurants, and boutique shops). Atop this beautiful flat lot sits a very solid raised bungalow built in 1929. The house is well kept and maintained and offers a spacious unit on the main floor (kitchen, large living room, 2 bedrooms, and a 4PC bathroom) and a SEPARATE 2 BEDROOM / 1 BATHROOM BASEMENT SUITE (illegal). (Laundry is shared). Plenty of parking in the 22 x 24 double garage and beside it. This is an excellent holding property (fully rented out) AND/OR an amazing site to build your dream project. With 25' lots selling in Sunnyside in the mid-500s, do you see the HUGE VALUE in this offering?! Drive by and call your favourite agent NOW!