



**GRASSROOTS**  
REALTY GROUP

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8611 47 Avenue NW  
Calgary, Alberta

MLS # A2281590



**\$1,250,000**

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	882 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Rectangular Lot, See Remarks, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MU-2 f3.0h16
Foundation:	None, Other	Utilities:	-
Features:	See Remarks		

Inclusions: NA

DP APPROVED 10 PLEX MIXED BUILDING ALREADY APPROVED BY CITY. READY TO BUILD. PRIME LOCATION NEXT TO COMMERCIAL IN BOWNESS . MU-2 ZONED 50X120 LOT.. OLDER BUNGALOW IS RENTED AT PRESENT. BUILD/HOLD INVESTMENT . OFFERS!!!!