



**GRASSROOTS**  
REALTY GROUP

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**8611 47 Avenue NW  
Calgary, Alberta**

**MLS # A2281590**



**\$1,250,000**

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

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

**Inclusions:** NA

DP APPROVED 10 PLEX MIXED BUILDING ALREADY APPROVED BY CITY. BUILD YOURSELF OR JOINT VENTURE THIS PRIME LOCATION NEXT TO COMMERCIAL IN BOWNESS . MU-2 ZONED 50X120 LOT.. OLDER BUNGALOW IS RENTED AT PRESENT. BUILD/HOLD INVESTMENT . OFFERS!!!!!! LET'S TALK DEVELOPERS!!BUILDERS!! INVESTORS!!