

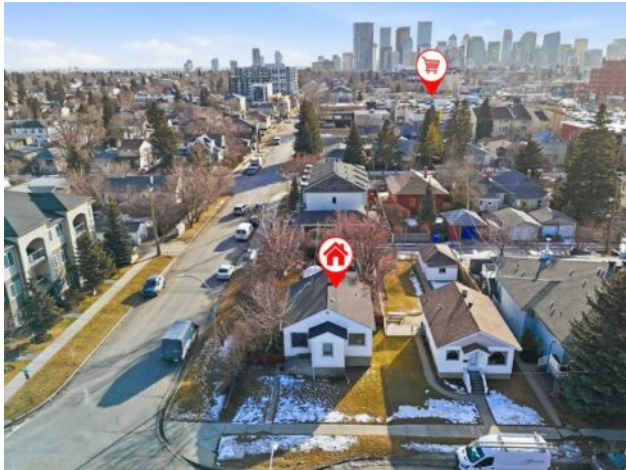


**GRASSROOTS**  
REALTY GROUP

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139 20 Avenue NE  
Calgary, Alberta

MLS # A2283290



**\$750,000**

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	929 sq.ft.	Age:	1943 (83 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

**Heating:** Forced Air

**Floors:** Other

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** NA

Prime CORNER LOT redevelopment opportunity in the highly sought-after inner-city community of Tuxedo Park. This 45 ft x 125 ft parcel is zoned M-C1, allowing for multi-family residential development (subject to city approval). Located just minutes from downtown Calgary, SAIT, major transit routes, and shopping nearby. Tuxedo Park continues to be one of Calgary's most desirable infill neighbourhoods, supported by rental demand and ongoing redevelopment. Call for details. Note: Square footage was taken from RPR and not from RMS.