



2603 4 Avenue NW
Calgary, Alberta

MLS # A2286088



\$884,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	1951 (75 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Faces Side		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, See Remarks		

Inclusions: None

Prime Inner-City Corner Lot | R-CG Zoning | Redevelopment & Renovation Opportunity Exceptional opportunity on a corner lot in a sought-after inner-city location. Zoned R-CG, allowing a range of low-density residential development options (subject to City approval), this property offers redevelopment potential or renovation equity. Main level features hardwood flooring, three bedrooms, and one full bathroom. Basement includes an existing illegal suite with separate entrance, requiring repair, offering additional value-add potential. Estate sale – currently in probate. Sold as-is, where-is. A rare opportunity for builders, investors, or homeowners seeking upside in a prime location.