



202 15 Avenue NE
Calgary, Alberta

MLS # A2300802



\$975,000

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|------------------|--|---------------|-------------------|
| Division: | Crescent Heights | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 1,012 sq.ft. | Age: | 1945 (81 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Corner Lot | | |

| | | | |
|--------------------|------------------|-------------------|----------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | See Remarks | Zoning: | M-H1 h22 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: NA

Corner Land Assembly Opportunity - Zoning MH1-h22 F4. To be sold with adjacent property 206 15 Ave NE. Total size of land assembly 9000 sf. See land DP Survey in supplements. Ideal for 6 storey apartment project with upto 36000 sf of Buildable Floor Area. House is rented out with 3 bed 2 bath and separate entrance to the basement. Feasibility study completed, contact agent for more information.