



206 15 Avenue NE
Calgary, Alberta

MLS # A2300808



\$975,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	811 sq.ft.	Age:	1941 (85 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

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

Inclusions: na

DEVELOPMENT LAND ASSEMBLY OPPORTUNITY. This property is zoned MH1-h22 F4, allowing for up to 6 storeys (22m tall) of residential development. To be sold with adjacent property 202 15 Ave NE. Combined corner land size 9000 SF. This is a great rental income opportunity, ideal for investors and developers looking to capitalize on strong demand and long-term cash flow potential in a growing market. DP survey available in supplements. Contact your architect today!