



**2908 13 Avenue NW
Calgary, Alberta**

MLS # A2301321



\$1,150,000

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,141 sq.ft.	Age:	1954 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Attention builders/developers, here is your opportunity to start building right away in this prestigious neighborhood St. Andrews Heights as this lot has approved BP for a single family house ,utilities have been disconnected and asbestos abatement is complete, city levies are paid , 200 amp electricity upgrade is paid, for further questions and approved plans please call listing agent.