



**2716 45 Street SW
Calgary, Alberta**

MLS # A2301495



\$749,500

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	850 sq.ft.	Age:	1960 (66 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

*** EXCELLENT DEVELOPMENT OPPORTUNITY, PRIME LOCATION!! *** ZONED H-GO IN THE HEART OF GLENBROOK *** This is a terrific opportunity to take over this property and build your future project in the desirable community of Glenbrook. This home on a 50'x120', over 6000 sq/ft lot zoned H-GO on 45th Street, with an alley behind, situated across from a green space, walking distance to schools, parks, the community hall, skating rinks, sporting facilities and the C train plus minutes to Westhills and Stony Trail to the mountains. This is an opportunity you don't want to miss out on. BRING YOUR VISION FOR A NEW IDEA AND GET STARTED TODAY!!