



1602 13 Avenue SW
Calgary, Alberta

MLS # A2098621



\$873,900

Division:	Sunalta		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1912 (112 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan		

Inclusions: none

Attention builders, investors. Inner city lot in the heart of Calgary Downtown ready to be built with three stories townhouses, three legal raised walkout basements and three detached single garages, if you are ready to start work, the seller has all permits/ blue print and more ready to go. Realtors please check the private remarks.