



**2415 Centre Street NW**  
**Calgary, Alberta**

**MLS # A2125875**



**\$769,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuxedo Park                         |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | Bungalow                            |               |                   |
| <b>Size:</b>     | 792 sq.ft.                          | <b>Age:</b>   | 1948 (76 yrs old) |
| <b>Beds:</b>     | 3                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached              |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Paved, Treed |               |                   |

|                    |  |                   |                   |
|--------------------|--|-------------------|-------------------|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -                 |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum                     | <b>Sewer:</b>     | -                 |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -                 |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -                 |
| <b>Exterior:</b>   | Vinyl Siding                                   | <b>Zoning:</b>    | DC 6Z2000/C2-(12) |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -                 |
| <b>Features:</b>   | See Remarks                                    |                   |                   |

**Inclusions:** 2nd Fridge, 2nd Stove

Attention Developers/Builders. Prime COMMERCIAL Land! Great opportunity to own this valuable piece of Land in Inner City Location. Already zoned: C-2 (12) FAR of 2.0, can go up to 4 stories high with store fronts, offices, mix use residential/commercial or build to your choice of building, offers a variety of permitted and discretionary uses including (Fourplex dwellings, Apt buildings, Stacked townhouses, Townhouses, Lodging houses, Accessory buildings). The property has a house and a garage that's currently being rented out! Illegal basement Suite! Great Value for this piece of land. Land Value.