



2447 29 Avenue SW
Calgary, Alberta

MLS # A2132347



\$779,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	953 sq.ft.	Age:	1952 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Heated Garage, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: 2 x Garage Door Openers, Hood Fan, Toaster Oven, Basement Fridge, Basement Electric Stove, Basement Microwave

Outstanding redevelopment or investment opportunity very close to Marda Loop. 50 x 125 foot lot with SOUTH facing yard located on 29th Avenue in the sought after community of Richmond. This is a bungalow in mostly original condition, with oversized single garage (22'4" x 11'4") and oversized, heated double garage (23'5" x 23'5") with alley access. While the house could be updated, the property is most suitable for redevelopment. Desirable, walkable location being just minutes from Marda Loop, schools, parks, and countless amenities. Do not delay on this excellent opportunity!