



**GRASSROOTS**  
REALTY GROUP

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1436 22 Avenue NW  
Calgary, Alberta

MLS # A2138345



**\$850,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	672 sq.ft.	<b>Age:</b>	1948 (76 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stucco

**Zoning:** R-C2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** None

Attention all developers, this 50x120' lot has been submitted for H-GO designation which will allow for a 5 plus 5 development. Huge potential for an investor or builder looking to capitalize on the new zoning laws. Application has been submitted and will be approved by July 16 2024. Home sold as is.