



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

464 23 Avenue NE
Calgary, Alberta

MLS # A2140334



\$939,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,119 sq.ft.	Age:	1949 (75 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: .

Attention Investors and Developers! Don't miss this rare opportunity to acquire a fantastic 50x125' R-C2 CORNER LOT in the Winston Heights community, currently zoned R-C2. **Currently zoned R-C2 is "PROPOSED" to be changed to R-CG on August 6th 2024, as per CITY BLANKET RE-ZONING RULES (please confirm with the City of Calgary). This lot holds immense potential for redevelopment, possibly into a 4 to 8 unit building with the appropriate City Approval and Zoning. The property features a spacious bungalow with a LEGAL basement suite, boasting separate laundry on both levels. It is nestled on a serene street with numerous new constructions, and offers proximity to a golf course, shopping centers, and transit. Additional features include a large single detached garage, paved back alley, and mature trees enhancing the yard's charm. Plus, it's just a 30-minute walk to downtown and a 15-minute walk to the future Green Line Station. With the neighborhood witnessing a surge in new developments, the potential for redevelopment or sustained rental income is highly promising. Don't miss out on this exceptional value!