



112 116 41 Avenue SW
Calgary, Alberta

MLS # A2142560



\$2,095,000

Division:	Parkhill		
Type:	Residential/House		
Style:	Bungalow		
Size:	952 sq.ft.	Age:	1955 (69 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Attention developers and investors! M-C1 assemblage corner lot in the central district of Parkhill. The lot is 12,400 Sq.Ft, or 1,150 Sq.M. / 10,000 * 148 density would permit a 17-unit multi-family development. The site is located on a quiet street and is desirable, having south road access, and west and north lane access. Stanley Park is one block west, beyond which is the Elbow River and there is an LRT Station within 550 Meters. 116 is tenant occupied and sold & 112 is vacant and not habitable and sold &