



140 21 Avenue NE
Calgary, Alberta

MLS # A2155868



\$899,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	886 sq.ft.	Age:	1942 (82 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Close to Clubhouse, Corner Lot, Corners Marked, Level, Many Tr		

Heating:	Exhaust Fan, Natural Gas, Wall Furnace	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	MC2
Foundation:	Slab	Utilities:	-
Features:	Bookcases, Laminate Counters, Pantry, Storage, Vinyl Windows		

Inclusions: n/a

For more information, please click on Brochure button below. This property presents a prime redevelopment opportunity on a highly desirable street in Tuxedo park. The lot is currently zoned MC-1, offering great potential for developers and investors. It is minutes away from downtown, Foothills and Children's Hospitals, the vibrant University District, Confederation Park Golf Course and Confederation Park. This property offers an unbeatable location. The building has approx 886 SF Bungalow, 2 BR, built in 1940s. Whether you're looking to renovate, rebuild, or develop, this property offers endless possibilities for savvy investors and developers alike. Dev permit is in process with the city seeking potentially 4 units of each approx 1900SF each and 4 units of potential secondary suites of approx.700 SF each.