



140 21 Avenue NE
Calgary, Alberta

MLS # A2155868



\$879,900

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. Attention investors and developers! This is your chance to acquire a prime corner lot in the highly desirable Tuxedo Park community. With over 5,700+ sq ft of M-C1 zoned land, this property offers tremendous potential for a multi-family development. A Development Permit application for a 4-Plex with Legal Suites is already in progress, making it an ideal investment for those looking to capitalize on the growth in the area. Each unit is designed to feature 3 bedrooms, 2.5 baths above grade, plus a 1-bedroom, 1-bath legal basement suite, maximizing rental income potential. Disconnection work completed, and the existing home is ready for demolition. This is the perfect opportunity for developers to create a modern, high-demand living space in a fantastic location. Don't miss out on this incredible opportunity to build in one of the city's most sought-after neighborhoods! DP Drawings not Approved yet so may be modified as required.