



408 21 Avenue NE
Calgary, Alberta

MLS # A2157816



\$825,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	770 sq.ft.	Age:	1946 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: None

This property is being sold in conjunction with 2202 Edmonton Trail NE (MLS#A2157735)only. Total Price \$2,224,000.00. The land size of the combined properties is 13,745 sq ft or 1277 sq m. Approx. 100ft frontage x 125ft depth and 113ft across the back. This is a great potential development site. Potential Landuse MU-1/3.5h26 change to allow for many development options . This current home on the site is a good holding property, as it has a legal basement suite, tenants are month to month and has generated \$2700 per month. Buy and hold or build now, these locations don't come available to purchase often.