



**4102 16 Avenue SE**  
**Calgary, Alberta**

**MLS # A2169150**



**\$900,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1948 (76 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** none

Discover an unparalleled development opportunity. This OVERSIZED CORNER LOT 75x112 RCG ZONED TOTAL 8500+ SQFT of BUILDING SPACE | OVERSIZED CORNER LOT | DP SUBMITTED TO CITY. Excellent opportunity for builders/developers to build a multifamily units on this EXCEPTIONALLY LARGE CORNER LOT, DP submitted to the city for 5 townhouses with 5 legal suites + 2 Garage suites. Currently the lot features a rented 4 bed, 1 bath bungalow and an oversized double detached garage.