



GRASSROOTS
REALTY GROUP

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2609 5 Avenue NW
Calgary, Alberta

MLS # A2173472



\$875,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1951 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, On Street, Oversized, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Street Lighting, Paved, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork		

Inclusions: N/A. SOLD AS IS WHERE IS

Location! Location! Location! Attention developers and investors. Prime 50 x 120 development lot with sunny SOUTH FACING BACKYARD located in one of the most desirable communities in the city, West Hillhurst. Situated steps to Helicopter Park, the Bow River (away from the flood zone), Foothills Hospital, Alberta Children's Hospital, University of Calgary, Downtown and trendy Kensington. This is an amazing opportunity for inner-city re-development or investment. Don't miss out on this elite opportunity! Call today!