



**3412 1 Street NW**  
**Calgary, Alberta**

**MLS # A2175704**



**\$850,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,548 sq.ft.	<b>Age:</b>	1950 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stucco

**Zoning:** 04

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Natural Woodwork

**Inclusions:** N/A

Attention Developers! This property is ready to develop with Development Permits pending for 2 single detached homes (scroll to see renderings) in the desirable community of Highland Park. The subdivision for the land has been applied for and will be executed upon removal of the existing structure. The development permit building plans are included in the sale price. The title can be consolidated if a semi-detached typology is preferred. The home itself is in good condition and will be sold in an as is state to the Buyer. Disclosure: Listing Realtor has an interest in the property.