



GRASSROOTS
REALTY GROUP

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2320 21 Avenue SW
Calgary, Alberta

MLS # A2191273



\$839,900

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,302 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: NONE

Excellent Development Opportunity. Located in the quiet enclave of Richmond, this hillside lot is ready for re development. Full DP plans approved and completed for 2 semi detached homes with full suites and double attached garages. A unique lot with street access from the front and back. Plans and full budgets available and all remediation completed. Rent the home as is or start to build immediately. Full Budget available. Use our builder, or your own to complete this unique project. Contact your agent for a full package.