



GRASSROOTS
REALTY GROUP

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1403 26 Street SW
Calgary, Alberta

MLS # A2192264



\$2,090,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,515 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Huge Price Reduction! The prime development site, Located strategically right by C-train station off the remarkable location of Bow Trail. Surrounded by the Shaganappi golf course and parks. with a breathtaking Panoramic view of Calgary downtown. Zoned for M-X2 Multi-Residential - Medium Profile Support Commercial .M-X2 is a mixed-use multi-residential designation that is primarily for 4 to 5-storey apartment buildings with commercial storefronts. FAR 3.0 H 16. Easily to build over 33 residential units plus a commercial on the main floor. Very suitable for purposely built for rental. Another idea would be a profitable mix-use condo project or simply 8-10 high-end townhomes with great views.