



GRASSROOTS
REALTY GROUP

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**434 Meredith Road NE
Calgary, Alberta**

MLS # A2201568



\$1,295,000

Division: Crescent Heights

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,917 sq.ft.

Zoning: MU-2 f4.0h34

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Wood Frame

Water: -

Sewer: -

Inclusions: Stove x 2, Refrigerator x 2, washer x 2, Dryer x 2, Hood Fan

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.16 Acre

Lot Feat: -

Unlimited potential for this mix use MU-2 50'x140' lot located just off Edmonton trail & memorial Dr, right across river from Downtown East Village! Lot is designed to built commercial & residential mixed building with f 4.0 h34. Currently there's a house with back addition divided into 2 units A & B both have tenants occupied. Unit A is an older building (about 600sqft) with vaulted ceilings on main floor and a full basement with one bedroom up, one bedroom down, and a full bathroom. Unit B is an addition with no basement but 2 full bathrooms and 5 bedrooms. Total rental income is \$3045.00. Please do not disturb tenants without an appointment.