



GRASSROOTS
REALTY GROUP

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408 21 Avenue NE
Calgary, Alberta

MLS # A2202292



\$799,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	770 sq.ft.	Age:	1946 (79 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions:	None
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This is a great potential development site, 6243 sq ft lot, current land use RC-G and falls within an H-GO corridor. This allows for many dense housing construction options. This current home on the site is a good holding property, as it has a legal basement suite, tenants are month to month and has generated \$2700 per month. Buy and hold or build now, these locations don't come available to purchase often. The neighboring property is also for sale MLS (A2202308) for a total of 13,475 sq ft of development land.