



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

107 40 Avenue NE  
Calgary, Alberta

MLS # A2208101



**\$1,499,888**

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,228 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Many Trees, Rectangular Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

HOUSE BEING SOLD "AS IS WHERE IS" , land value. Located in mature community of Highland park, this corner lot is zoned as M-H1, multi-residential with main floor commercial development, allowing up to a maximum of 8 stories( 26 m) in height, and would offer stunning views, including of downtown. This location is considered a traffic collector/corner lot ( TRC/CRL) in City property details, and is next to location of future GREEN LINE LRT. Multiple buses including bus to AIRPORT are close by. Strategically located to local landmarks, shopping, schools, playgrounds, restaurants, and more residential and commercial amenities, as well as easy access to City downtown core. INVESTORS/BUILDERS/DEVELOPERS, don't miss out on this fantastic opportunity. ( Neighboring property at 4019, could be available for land assembly, 50' x 120' M-H1 creating 110 x 120 foot lot. Asking price 1.25 million)