



GRASSROOTS
REALTY GROUP

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1402 Centre A Street NE
Calgary, Alberta

MLS # A2210279



\$848,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	681 sq.ft.	Age:	1941 (84 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Corner Lot, Few Trees, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Gas stove and Humidifier both sold 'as is'.

Attention Investors and Builders! Exceptional development opportunity! Prime 50' x 114' inner city lot. Sits on a quiet one way street while boasting access to the trans Canada hwy only a block away. Currently has a tenanted bungalow on the property, lease expires July 31. Tenants are willing to stay if buyer allows. 2 beds, 1 bath, detached garage. Seize the potential of this multi-residential property. Optimally located in the vibrant neighbourhood of Crescent Heights. Boasting M-CG zoning, this corner lot presents a unique potential for development, as well as a holding property while generating rental income. The sought-after Crescent Heights community is near downtown, and the demand for rental properties continues to soar. This property is a must see. A dream come true for savvy investors capitalizing on the ongoing development and revitalization in this vibrant area.