587-899-3773

justin@realtyaces.ca

107 40 Avenue NE Calgary, Alberta

MLS # A2256063



\$999,900

Division:	Highland Park				
Type:	Residential/House				
Style:	Bungalow				
Size:	1,220 sq.ft.	Age:	1910 (115 yrs old)		
Beds:	4	Baths:	3 full / 1 half		
Garage:	Double Garage Detached, Driveway, Off Street, Paved				
Lot Size:	0.16 Acre				
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Rectar				

Heating:	Forced Air	Water:	-	
Floors:	Carpet, Linoleum	Sewer:	-	
Roof:	Asphalt Shingle	Condo Fee:	-	
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-	
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-H1	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Beamed Ceilings Ceiling Fan(s), Chandelier Laminate Counters, Storage, Vaulted Ceiling(s)			

Inclusions: N/A

Perfect for Builders and Investors! Situated in the inner city community of Highland Park, this property offers an excellent investment and development opportunity. Recently rezoned M-H1 allowing for a maximum of 8 storeys with commercial/retail option on the main floor. The lot measures 57' x 120' (Approx 6,840 sq ft). With some fixing up, the existing single family home would be excellent investment property. Currently offers a 2 bedroom unit on the main floor with 2 units in the basement, a 1 bedroom and a studio. Located a block of Centre Street and the BRT 301 (future green line C-Train). Close to all amenities, schools, shopping and restaurants. Great location for investment properties. Call for more information.