

1023 1 Avenue NW
Calgary, Alberta

MLS # A2282065



\$764,900

Division:	Sunnyside		
Type:	Residential/House		
Style:	Bungalow		
Size:	969 sq.ft.	Age:	1915 (111 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, See Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

MILLION DOLLAR LOCATION IN SUNNYSIDE !! HOLD OR BUILD THIS PRIME LAND ON M-CG d72 ZONED ON 25'X 120' SOUTH BACKYARD LOT!! NEXT TO DOWNTOWN /EAU CLAIRE/PEACE BRIDGE RIVER WALKS/LRT/SAFEWAY,CAFE'S / ALL AMENITIES WITHIN BLOCKS !! DETACHED BUNGALOW IN GOOD SHAPE!! CUL-D-SAC NO THRU ROAD STREET W/MATURE TREES AT FRONT. PERFECT HOLD, LIVE/WORK/RENT OR INFILL INVESTMENT !! UPDATES HAS NEW PAINT, VINYL PLANK FLOORINGS THRU-OUT MAIN. 3 BEDROOMS + 2 FULL BATHS ON MAIN FLOOR. . FRONT PORCH IS A PLUS. SINGLE DETACHED GARAGE + 2 PAVED AND GRAVEL PARKING FROM BACK LANE. FULL UNFINISHED BASEMENT WITH POTENTIAL TO LEGAL SUITE W/APPROVAL. . ALL OFFERS ENTERTAINED !!!!!