

**3308 2 Street NE**  
**Calgary, Alberta**

**MLS # A2300416**



**\$899,999**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	1936 (90 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Gazebo, Rectangular Lot		

<b>Heating:</b>	See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	See Remarks
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Attention Builders, Investors and Developers! Prime R-CG zoned corner lot in the highly sought-after community of Highland Park, Calgary. Offering approximately 7,200 sq. ft. lot size, this property allows for flexible development options, from a single detached house to multi-family development including 3, 4, or 5-plex options with basement suites, subject to city approval. The corner lot provides added frontage and design flexibility, while rear lane access allows for convenient parking and access. The property is ideally situated near Confederation Park, SAIT, and just minutes from Downtown Calgary. It is minutes away from Centre street, with a proposed green line LRT route making it in close proximity to LRT transit. This is an excellent opportunity for redevelopment in a desirable inner-city location. An application for a multi-family 5 plex townhouses with basement suites is in process with the City of Calgary (not approved yet) under pre-zoning repeal regulations, so take full advantage of current development opportunity.