

**202 15 Avenue NE**  
**Calgary, Alberta**

**MLS # A2300802**



**\$975,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	M-H1 h22
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Corner Land Assembly Opportunity - Zoning MH1-h22 F4. To be sold with adjacent property 206 15 Ave NE. Total size of land assembly 9000 sf. See land DP Survey in supplements. Ideal for 6 storey apartment project with upto 36000 sf of Buildable Floor Area. House is rented out with 3 bed 2 bath and separate entrance to the basement. Feasibility study completed, contact agent for more information.