

**206 15 Avenue NE**  
**Calgary, Alberta**

**MLS # A2300808**



**\$975,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	811 sq.ft.	<b>Age:</b>	1941 (85 yrs old)
<b>Beds:</b>	2	<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		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<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

**DEVELOPMENT LAND ASSEMBLY OPPORTUNITY.** This property is zoned MH1-h22 F4, allowing for up to 6 storeys (22m tall) of residential development. To be sold with adjacent property 202 15 Ave NE. Combined corner land size 9000 SF. This is a great rental income opportunity, ideal for investors and developers looking to capitalize on strong demand and long-term cash flow potential in a growing market. DP survey available in supplements. Contact your architect today!