

1102 21 Avenue NW
Calgary, Alberta

MLS # A2309161



\$929,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	970 sq.ft.	Age:	1946 (80 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Lawn, Level, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge (2), Stove (2), Washer & Dryer (2) - All appliances in house at time of sale will be in as-is condition.

Prime redevelopment opportunity in sought-after Capitol Hill — a rare 50' x 120' R-CG corner lot in an unbeatable inner-city location. Positioned directly across from King George School and playground, this high-exposure site offers exceptional potential for builders, developers, and investors looking to capitalize on one of Calgary's most desirable redevelopment communities. The DP has been approved and fees (including DSSP) has been completed, ready for you to break ground immediately! Build plans are for a triplex each with legal basement suites, each unit almost 1600 sq above ground. Walking distance to SAIT, Confederation Park, and minutes to the University of Calgary, Foothills & Children's Hospitals, Kensington, and downtown. Quick access to 16th Avenue provides seamless connectivity in every direction. Opportunities to secure premium corner lots in locations like this are increasingly limited.