

720 40 Avenue NW
Calgary, Alberta

MLS # A2333715



\$949,900

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

ATTN: Builders, Developers, & Investors!!! Oversized 7,600+ sq. ft. corner lot comes with approved 4+4 plans, offering a significant head start toward your next project. While future redevelopment is planned, the existing bungalow provides excellent flexibility as a holding property, and rental investment. The property is surrounded by mature trees, established landscaping and generous front, side and rear yard space. A single detached garage and plentiful street parking complete the property. Ideally located within walking distance of schools, parks, an outdoor pool, community facilities, an outdoor rink, off-leash areas and shopping, with convenient access to SAIT, the University of Calgary, public transit and major routes. An exceptional chance to secure a large corner parcel with approved plans already in place.