587-899-3773
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3819 1 Street NE
Calgary, Alberta

MLS # A2347980

$549,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	778 sq.ft.	**Age:**	1912 (114 yrs old)
Beds:	2	**Baths:**	1 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Metal Siding , Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Separate Entrance		

Inclusions: None

ATTENTION BUILDERS & DEVELOPERS - Inner-City R-CG Lot Prime R-CG Development Opportunity in Highland Park! Attention builders, developers and investors—this 60' x 97' R-CG zoned lot offers outstanding redevelopment potential in one of Calgary's rapidly evolving inner-city communities. Surrounded by newer infill and multi-unit developments, this property provides an exceptional opportunity for your next project. The existing bungalow offers approximately 778 sq. ft. above grade with 2 bedrooms, 2 bathrooms, a full basement and an oversized attached double garage/workshop, but the property is being sold AS IS, WHERE IS, with the land representing the primary value. Located on a quiet street just minutes from downtown, major transportation routes, schools, shopping, parks and transit, this is an ideal site for future redevelopment. Whether you're planning townhomes, row housing or another R-CG permitted project (subject to City approval), opportunities like this are becoming increasingly difficult to find. Don't miss your chance to secure a premium inner-city redevelopment parcel in sought-after Highland Park.

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