

4 Cheyenne Crescent NW Calgary, Alberta

MLS # A2354914

\$899,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: none

****Rare Investment and Redevelopment Opportunity in Charleswood**** Located on a corner lot in the desirable community of Charleswood, this property offers both immediate rental income and future redevelopment potential. A bus stop is conveniently located directly in front of the property. The existing house has been recently renovated with a new roof, flooring, paint, and some new doors. It is currently rented, and the new owner can assume the existing tenants. The approved Development Permit is for a ****four-unit row home development with four legal basement suites****, offering excellent rental-income potential and possible eligibility for the ****CMHC MLI Select Program****. Buyers may purchase the property with the Development Permit or enter into a contract with the seller to build the fourplex. The approved Development Permit and building plans are included in the listing documents. This is a rare opportunity to acquire a renovated rental property with a Development Permit for a four-unit row home development in Charleswood. ****Please note:**** The Development Permit is currently under appeal.