

**2320 21 Avenue SW**  
**Calgary, Alberta**

**MLS # A2191273**



**\$839,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** NONE

Excellent Development Opportunity. Located in the quiet enclave of Richmond, this hillside lot is ready for re development. Full DP plans approved and completed for 2 semi detached homes with full suites and double attached garages. A unique lot with street access from the front and back. Plans and full budgets available and all remediation completed. Rent the home as is or start to build immediately. Full Budget available. Use our builder, or your own to complete this unique project. Contact your agent for a full package.