

## 10443 Wapiti Drive Calgary Alberta

\$825.000

HEADS UP DEVELOPERS! \*\*52x140 H-GO LOT\*\* Recently up-zoned HGO and may have potential for development of 4 or more units. Nestled in the heart of WILLOW PARK, this INVESTOR SUITED 4 BEDROOM BUNGALOW has an ILLEGAL BASEMENT SUITE. Upon entering the SEPARATE FRONT ENTRANCE, the upper unit has 3 BEDROOMS, a 4 PIECE BATHROOM and KITCHEN on the main floor, complete with a DINING AREA and good sized LIVING ROOM. The SEPARATE REAR ENTRANCE accesses the basement unit that has 1 BEDROOM, 4 PIECE BATHROOM and an ADDTIONAL KITCHEN, DINING, LAUNDRY and LIVING AREA. Both units have a FIREPLACE. Heading out to the LARGE FENCED BACKYARD, you'll find a LARGE DECK, FEW TREES and STORAGE SHED. CLOSE TO SCHOOLS, PARKS, TRANSIT and SHOPPING, this property is ideal if you are looking for a INVESTMENT or would also be a great opportunity for RE-DEVELOPMENT. (id:6769)

Laundry room 7.00 Ft x 5.00 Ft

Kitchen 15.50 Ft x 10.00 Ft

Recreational, Games room 20.50 Ft x 16.33 Ft

Bedroom 14.00 Ft x 10.00 Ft

4pc Bathroom 9.50 Ft x 5.00 Ft

Kitchen 16.50 Ft x 9.00 Ft

Dining room  $11.50 \text{ Ft} \times 10.50 \text{ Ft}$ 

Living room 17.50 Ft  $\times$  12.00 Ft Laundry room 6.00 Ft  $\times$  6.00 Ft Primary Bedroom 12.50 Ft  $\times$  10.50 Ft Bedroom 11.00 Ft  $\times$  9.00 Ft Bedroom 11.50 Ft  $\times$  8.50 Ft 4pc Bathroom 9.00 Ft  $\times$  7.00 Ft Listing Presented By:

Originally Listed by: Real Broker

http://adamvetter.com



## Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267 arobinson@cirrealty.ca