



1106 9 Street Calgary Alberta

\$950,000

Prime development lot in Ramsay on a rare OVERSIZED lot spanning 49'6" by 150' (7427 Square Feet). This exceptional lot with CITY VIEWS, recently rezoned to R-CG, offers a unique opportunity to build a Fourplex with basement suites (pending City of Calgary approval). Development Survey (\$2K value) is available, developers can begin working on plans right away. Currently, the property features a bungalow with separate side entrance, the house could be renovated to create a stylish home or rental investment. Situated in a vibrant neighbourhood, this property is walking distance to Lina's Italian Market, local breweries, an array of popular restaurants, local parks, transit, Stampede, and the river pathways. (id:6769)

Bedroom 10.00 Ft x 11.00 Ft

Bedroom 8.50 Ft x 11.25 Ft

Living room 17.42 Ft x 11.33 Ft

Dining room 9.00 Ft x 7.00 Ft

Kitchen 11.00 Ft x 7.00 Ft

4pc Bathroom 7.50 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
CIR Realty



See

Mirror

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

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