



# 112 44 Avenue Calgary Alberta

\$898,898

112 - 44 Avenue NW | In The Heart Of Highland Park | Rare Opportunity | M-C1 Zoning | 5 Suite Multi-Family | Rear Parking | Building Is Situated On A Prime 7,061 SQ FT Lot | Steps To The Future Centre Street Green LRT Line | Side & Back Lane Access | Great Investment & Holding Opportunity For Redevelopment | Suite Mix (2) Two-Bedroom Units & (3) Bachelor Units (Possible Extra Bachelor Unit) See Floor Plans OR Conversion To A Four-Plex | Easy Access To University Of Calgary, SAIT, Foothills & Children's Hospitals | Great Access To Downtown | A Rare Opportunity To Own A Prime Investment Property | No Other Interior Photos Of Units At Request Of Tenants | See Full Floor Plans In Photos. (id:6769)

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.dericburton.com/>



**See**

**Mirror**

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

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