



# 116 43 Avenue Calgary Alberta

\$880,000

ATTENTION BUILDERS, DEVELOPERS AND INVESTORS. This 50x140 M-CG ZONED-site has been Conditionally APPROVED for 8 UNITS. Development permit is at its last stages. Front and back duplex with 2 bedroom basement suites. Its 3 bedrooms up and 3 down with 2 baths. The bungalow currently is rented up and down with a LEGAL basement suite. Currently being rented upstairs for \$1500 and \$1000 downstairs. So perfect to hold or build right away! Please feel free to walk the lot and check out the location. Close to many other new developments and amenities. (id:6769)

Laundry room 7.17 Ft x 10.83 Ft  
4pc Bathroom 9.58 Ft x 5.17 Ft  
Furnace 9.33 Ft x 4.67 Ft  
Living room 12.67 Ft x 15.83 Ft  
Bedroom 8.92 Ft x 12.92 Ft  
Other 12.92 Ft x 12.67 Ft  
Bedroom 11.58 Ft x 8.67 Ft  
Bedroom 8.42 Ft x 8.75 Ft  
Dining room 12.17 Ft x 10.58 Ft

Living room 14.92 Ft x 11.50 Ft  
Other 4.00 Ft x 3.33 Ft  
Other 11.92 Ft x 13.00 Ft  
Bedroom 11.17 Ft x 8.50 Ft  
4pc Bathroom 5.00 Ft x 7.50 Ft  
Bedroom 9.92 Ft x 11.75 Ft  
Primary Bedroom 11.25 Ft x 12.17 Ft  
Other 3.17 Ft x 5.25 Ft  
Laundry room 2.33 Ft x 3.00 Ft

Listing Presented By:



Originally Listed by:  
Greater Property Group



See

**Mirror**

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