



117 24 Avenue Calgary Alberta

\$949,000

CALLING ALL BUILDERS, DEVELOPERS & INVESTORS! Discover an exceptional investment opportunity with this prime property. A premium lot with zoning for 5 row townhomes and 5 legal basement suites. Transition from purchase to development is seamless with comprehensive Development Permit (DP) plans in place, an approved DTR1, and upcoming DP approval. Ideal for qualified investors aiming to maximize benefits under the CMHC MLI Select program, this project offers substantial incentives. Currently generating \$2500 in rental income from a bungalow setup, seize the chance to develop in the vibrant community of Tuxedo Park. Don't miss out on this unique opportunity to create a highly sought-after investment property! (id:6769)

3pc Bathroom 8.00 Ft x 6.42 Ft

4pc Bathroom 8.17 Ft x 6.75 Ft

Bedroom 11.58 Ft x 10.00 Ft

Bedroom 9.75 Ft x 13.33 Ft

Bedroom 13.17 Ft x 12.17 Ft

Recreational, Games room 13.00 Ft x 23.50 Ft

Furnace 6.08 Ft x 7.92 Ft

4pc Bathroom 6.75 Ft x 7.00 Ft

Bedroom 12.58 Ft x 10.50 Ft

Dining room 13.25 Ft x 9.67 Ft

Kitchen 13.25 Ft x 13.92 Ft

Living room 13.67 Ft x 18.83 Ft

Primary Bedroom 11.75 Ft x 14.42 Ft

Listing Presented By:



Originally Listed by:

Century 21 Bamber Realty LTD.



See

Mirror

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

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