



# 1703 32 Street Calgary Alberta

\$899,000

Location.....Location.....Location Super Opportunity for Developers, Investors or homeowners alike. Shopping mall, library, c-train, restaurants, coffee shops, banking, doctors and many other amenities are at your doorstep. An easy commute to the downtown core. Developer has the potential to develop four homes on this single lot. This type of accommodation is currently being build on the adjacent lot. Currently zoned M-C2 that states: "M-C2 Multi-Residential - Contextual Medium Profile. M-C2 is a multi-residential designation that is primarily for 3 to 5 Storey apartment buildings." As an investor the property has two rental incomes. A sperate three bedroom rental upstairs and a second enclosed one bedroom rental downstairs. As a homeowner you have either an in-law suite or a mortgage helper. What ever option you choose this location is a gem and is ready for your ideas. This area is undergoing redevelopment, The even numbers of 33rd street 1700 and the odd numbers of 32 street 1700 block were all rezoned M-C2 this is one of only two M-C2 lots remaining. There is a drone video of the area in the virtual tour link. (id:6769)

Bedroom 10.83 Ft x 11.83 Ft

Other 11.50 Ft x 10.92 Ft

Living room 12.83 Ft x 10.92 Ft

Kitchen 9.17 Ft x 10.92 Ft

4pc Bathroom 10.92 Ft x 5.42 Ft

Living room 19.58 Ft x 11.25 Ft

Kitchen 11.17 Ft x 10.92 Ft

Primary Bedroom 12.75 Ft x 10.17 Ft

Bedroom 10.50 Ft x 10.58 Ft

Bedroom 9.25 Ft x 10.00 Ft

4pc Bathroom 6.58 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:

Royal LePage Mission Real Estate

<http://www.garnetstewart.ca/>



See

**Mirror**

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

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