



## 211 99 Avenue Calgary Alberta

\$899,999

This is an amazing opportunity to live in Willow Park or invest in a property with great redevelopment potential (H-GO). Please see the attached redevelopment idea for more details. (DP has been submitted). This property is just a short walk from shopping, restaurants, the library, a recreation center, and various amenities.

Transportation is easily accessible. This well maintained three-bedroom home features an updated kitchen with ample oak cabinetry, newer front and back doors, a living room window, and a kitchen bay window. The upstairs boasts beautifully re-finished hardwood flooring. The spacious basement includes a family room, office space, bedroom, den, and laundry room. Step out from the kitchen to a private, roomy patio. The property also offers a double heated garage with a loft and an adjoining carport, providing plenty of parking space. Ideal to make your home easily rentable while planning re-development or just a great revenue property. \*\*\*24 HRS Minimum notice if required for the tenants\*\*\* Garage is rented out as well. Garage can be viewed upon a accepted offer\*\*\* (id:6769)

Family room 22.58 Ft x 10.75 Ft

Laundry room 12.00 Ft x 12.00 Ft

Storage 12.08 Ft x 8.75 Ft

Bedroom 11.00 Ft x 10.67 Ft

Other 15.58 Ft x 10.83 Ft

Living room 17.25 Ft x 12.92 Ft

Primary Bedroom 12.92 Ft x 10.83 Ft

Bedroom 10.50 Ft x 9.00 Ft

Bedroom 11.42 Ft x 8.83 Ft

4pc Bathroom 9.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

<http://www.Richpoint.ca>



See

**Mirror**

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

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)