2216 35 Street Calgary Alberta

$824,900

Listing Presented By:

ESTATEVUE 360°

Originally Listed by:
MaxWell Capital Realty

ROYAL LePAGE

See Mirror

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

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

ATTENTION INVESTORS/DEVELOPERS! This RAISED BUNGALOW sits on a LARGE 50' X 120' RECTANGULAR LOT, ZONED R-CG, with an EAST-FACING PRIVATE BACKYARD, with NO NEIGHBOURS BEHIND, in the sought-after inner-city community of Killarney/Glengarry! This charming home boasts over 2,300 square feet of fully developed living space with 4 bedrooms and 1 bathroom. Noteworthy updates/upgrades here include: new hot water tank (Nov 2023), asphalt shingles (2012), water softener system, gas stove, original hardwood flooring on the main floor, and convenient side-entry door to the basement. Out in the fully-fenced, private, east-facing backyard, you will find an oversized DOUBLE DETACHED GARAGE (drywalled/insulated, and accessible via paved back alley access). There are no neighbours immediately behind this house for enhanced privacy! Close to all amenities: minutes to downtown, Westbrook Mall and Calgary Transit C-Train station, schools, and local parks/pathways! R-CG ZONING ALLOWS FOR MULTI-RESIDENTIAL DEVELOPMENT: R-CG is a land-use district that allows for rowhouse-style housing. This land use zoning can accommodate front and rear units on a parcel, plus a separate garage. An R-CG parcel can have a maximum of four units on a typical 50" lot, with the potential for each unit to have a secondary suite! The opportunities are endless here! Don't miss out on this exceptional holding property - live in, rent out, or redevelop! Call today! (id:6769)

Other 5.67 Ft x 3.42 Ft	Bedroom 11.33 Ft x 9.75 Ft
Bedroom 11.08 Ft x 10.50 Ft	Bedroom 9.92 Ft x 10.33 Ft
Recreational, Games room 30.58 Ft x 23.83 Ft	Primary Bedroom 11.33 Ft x 12.17 Ft
Storage 3.75 Ft x 7.42 Ft	Kitchen 13.67 Ft x 11.25 Ft
Furnace 16.67 Ft x 19.67 Ft	Living room 15.92 Ft x 18.42 Ft
4pc Bathroom 7.00 Ft x 6.92 Ft	