



## 408 21 Avenue Calgary Alberta

\$825,000

This property is being sold in conjunction with 2202 Edmonton Trail NE (MLS#A2157735)only. Total Price \$2,224,000.00. The land size of the combined properties is 13,745 sq ft or 1277 sq m. Approx. 100ft frontage x 125ft depth and 113ft across the back. This is a great potential development site. Potential Landuse MU-1/3.5h26 change to allow for many development options . This current home on the site is a good holding property, as it has a legal basement suite, tenants are month to month and has generated \$2700 per month. Buy and hold or build now, these locations don't come available to purchase often. (id:6769)

Primary Bedroom 10.83 Ft x 10.83 Ft

Bedroom 11.25 Ft x 10.25 Ft

Recreational, Games room 16.50 Ft x 7.25 Ft

3pc Bathroom 7.33 Ft x 4.33 Ft

Kitchen 12.42 Ft x 9.00 Ft

Living room 11.25 Ft x 8.92 Ft

Bedroom 10.83 Ft x 8.67 Ft

Other 11.50 Ft x 7.25 Ft

4pc Bathroom 8.58 Ft x 4.83 Ft

Dining room 9.00 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:

Century 21 Bamber Realty LTD.

<http://jeffgilchrist.com/>



See

**Mirror**

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

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