



## 516 40 Avenue Calgary Alberta

\$649,000

Calling all Builders and Investors! Zoning allows to build 4 units with legal basement suites. Perfect Rectangular Development Lot 18.28 x 30.48 with M-CG d75 Zoning in the community of Highwood. Perfect location with new property developments on the street already, steps to center street 4 Street N.W. Primarily Sold as Land Value. Great M-CG d75 Lot perfect for development in Highwood. Perfect Bungalow holding property with illegal basement suite to get a Good income while you create your development plans. Don't let this opportunity slip by! (id:6769)

Bedroom 10.75 Ft x 8.33 Ft  
Bedroom 11.00 Ft x 10.75 Ft  
Family room 24.75 Ft x 10.67 Ft  
4pc Bathroom 7.17 Ft x 6.75 Ft  
Furnace 16.58 Ft x 11.00 Ft  
Primary Bedroom 11.58 Ft x 11.17 Ft

Kitchen 16.58 Ft x 11.58 Ft  
Bedroom 12.42 Ft x 9.75 Ft  
Bedroom 11.50 Ft x 8.08 Ft  
4pc Bathroom 8.17 Ft x 5.08 Ft  
Living room 13.17 Ft x 12.42 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage METRO

<https://albertacommercials.ca/>



See

**Mirror**

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