



# 107 40 Avenue Calgary Alberta

\$1,800,000

PRIME DEVELOPMENTAL OPPORTUNITY! Approved and rezoned M-H1 property in the desirable & mature community of Highland Park. The current M-H1 zoning offers an unparalleled investment opportunity which allows for an 6-8 storey (26 m) multi-residential development with commercial on the main floor. Capitalize on its close proximity and views to downtown Calgary, easy access to the city's vibrant core and future green line LRT, and its immediate income-producing potential as its current residential state. Strategically-located near local landmarks, transportation hubs, parks/playgrounds, and connectivity to both residential and commercial amenities. CALLING ALL INVESTORS, DEVELOPERS, & BUILDERS! (id:6769)

- Kitchen 12.42 Ft x 11.25 Ft
- Bedroom 12.00 Ft x 9.08 Ft
- Recreational, Games room 13.25 Ft x 12.83 Ft
- Laundry room 13.17 Ft x 9.33 Ft
- Furnace 10.83 Ft x 9.25 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- 3pc Bathroom .00 Ft x .00 Ft

- Kitchen 17.42 Ft x 13.50 Ft
- Living room 25.50 Ft x 16.25 Ft
- Primary Bedroom 18.67 Ft x 13.17 Ft
- Bedroom 11.17 Ft x 10.00 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- 2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<http://davidlem.com/>



**RE/MAX REAL ESTATE  
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