



## 112 44 Avenue Calgary Alberta

\$898,898

112 - 44 Avenue NW | In The Heart Of Highland Park | Rare Opportunity | M-C1 Zoning | 5 Suite Multi-Family | Rear Parking | Building Is Situated On A Prime 7,061 SQ FT Lot | Steps To The Future Centre Street Green LRT Line | Side & Back Lane Access | Great Investment & Holding Opportunity For Redevelopment | Suite Mix (2) Two-Bedroom Units & (3) Bachelor Units (Possible Extra Bachelor Unit) See Floor Plans| Easy Access To University Of Calgary, SAIT, Foothills & Children's Hospitals | Great Access To Downtown | A Rare Opportunity To Own A Prime Investment Property | No Other Interior Photos Of Units At Request Of Tenants | See Full Floor Plans In Photos. (id:6769)

Listing Presented By:



Originally Listed by:  
REAL BROKER

<https://www.dericburton.com/>

**RE/MAX<sup>®</sup>**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net