



## 140 21 Avenue Calgary Alberta

\$969,900

For more information, please click on Brochure button below. This property presents a prime redevelopment opportunity on a highly desirable street in Tuxedo park. The lot is currently zoned MC-1, offering great potential for developers and investors. It is minutes away from downtown, Foothills and Children's Hospitals, the vibrant University District, Confederation Park Golf Course and Confederation Park. This property offers an unbeatable location. The building has approx 886 SF Bungalow, 2 BR, built in 1940s. Whether you're looking to renovate, rebuild, or develop, this property offers endless possibilities for savvy investors and developers alike. Dev permit is in process with the city seeking potentially 4 units of each approx 1900SF each and 4 units of potential secondary suites of approx.700 SF each. (id:6769)

Kitchen 13.00 Ft x 11.00 Ft

Living room 18.00 Ft x 11.00 Ft

Dining room 11.17 Ft x 12.00 Ft

Primary Bedroom 13.42 Ft x 11.75 Ft

Bedroom 10.00 Ft x 10.00 Ft

3pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Listing Presented By:



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

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