



# 1615 12 Avenue Calgary Alberta

\$1,098,888

\*\*\*INVESTOR/BUILDER ALERT\*\*\* M-CG d111 zoning, 50 x 130, Double Lot, Potential to develop a 4 plex + 4 basement suites OR an 8 unit apartment building (just like the one beside it). The property currently generates around \$40,000 per year in rental income (up and down together) and still has potential to go up. Sunalta is a HIGH DEMAND community for its TOP Public school zone (Sunalta School K-6, Mount Royal School 7-9, Western Canada High School 10-12), its walking distance to LRT, Downtown Core, and everything else that downtown life style can offer! Whether redevelopment for Resale or Rental, it holds its value for immediate action or future plan! Book your showing today before it is gone! (id:6769)

3pc Bathroom 5.00 Ft x 6.75 Ft

Bedroom 14.67 Ft x 10.50 Ft

Kitchen 9.25 Ft x 12.83 Ft

Recreational, Games room 15.25 Ft x 12.92 Ft

Furnace 15.33 Ft x 13.17 Ft

4pc Bathroom 5.08 Ft x 8.00 Ft

Bedroom 9.58 Ft x 13.17 Ft

Dining room 14.25 Ft x 8.42 Ft

Other 6.58 Ft x 7.42 Ft

Living room 17.92 Ft x 14.67 Ft

Primary Bedroom 12.92 Ft x 10.83 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

**RE/MAX**  
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