



## 2003 Home Road Calgary Alberta

\$868,000

**\*\*\*INVESTOR/BUILDER OPPORTUNITY\*\*\*** Welcome to WALKOUT split level house in the desirable Montgomery neighbourhood. Steps away from market mall, quick commute to University of Calgary and Children hospital. The house sits on a massive CORNER LOT offering 187' of road front and 8658+ sqft of land area with BACKLANE access. This property offers excellent revenue opportunities with an ILLEGAL WALKOUT BASEMENT SUITE with a separate entrance to offset holding cost. Do not let this one slip away. Currently RC-G zoned for redevelopment. Potential to build 5 plex or 6 plex with legal basement suites (subject to city approval). See supplements for Real Property Report (RPR). Proposal plan available for 5 plex. Contact agent for more details. (id:6769)

4pc Bathroom 7.67 Ft x 6.33 Ft

Primary Bedroom 11.58 Ft x 13.42 Ft

Bedroom 10.00 Ft x 6.33 Ft

Bedroom 11.17 Ft x 6.33 Ft

4pc Bathroom 9.08 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.exprealty.ca/>

**RE/MAX**<sup>®</sup>

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

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

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