



4924 40 Avenue Calgary Alberta

\$1,150,000

ATTENTION INVESTORS, DEVELOPERS AND BUILDERS! Rare Opportunity with an AMAZING location in the desirable community of VARSITY. Whether you are a investor, developer or builder, this property offers several redevelopment opportunities for future options. Zoned R-CG a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite. One of 2 side by side properties for a lot measuring 100 ft x 120 ft. The existing five-bedroom bi-level has been updated with a newer High Efficiency Furnace, a/c, newer shingles, siding. Interior updates include the hardwood, kitchen, bathrooms, flooring. PRIME lot location close to transit, shopping, medical and schools including the U of C. This home will make a great holding property if you're not ready to develop yet.

Opportunities like this don't come up often! Call today to for more information! HOME IS being sold as part of a package with mls A2130306 (id:6769)

Bedroom 14.67 Ft x 9.67 Ft
Bedroom 10.00 Ft x 12.17 Ft
4pc Bathroom 5.00 Ft x 6.58 Ft
Primary Bedroom 10.50 Ft x 13.00 Ft

Bedroom 8.17 Ft x 12.08 Ft
Bedroom 8.75 Ft x 12.08 Ft
4pc Bathroom 10.42 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

RE/MAX[®]

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

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

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