



## 9110 34 Avenue Calgary Alberta

\$2,299,000

AMAZING OPPORTUNITY FOR INVESTORS OR DEVELOPERS! LARGE 9.2 ACRE PARCEL WITHIN CALGARY CITY LIMITS WITH DC ZONING (ZONING FOR FUTURE URBAN DEVELOPMENT) - PERFECT FOR DEVELOPMENT! The city of Calgary is quickly expanding and the city has approved for both rezoning and subdivision in this area. In addition to that, this parcel is located within minutes of the BELVEDERE AREA STRUCTURE PLAN and has easy access to East Hills Shopping Centre, Stoney Trail SE and 17 Ave SE! For the right investors, HOLDING THE PROPERTY SHOULD NOT BE AN ISSUE as the parcel offers a bungalow with over 3,900 SQ FT of Living Space with 6 Bedrooms, 4.5 Baths, Illegal Basement Suite, & HUGE 5 BAY HEATED SHOP - MULTIPLE MORTGAGE HELPERS! With the internal migration of Canadians moving to Calgary, tagged along with the city's plan for expansion for housing/commercial development makes this a solid property for investors! (id:6769)

5pc Bathroom 12.83 Ft x 12.75 Ft

Recreational, Games room 31.17 Ft x 15.25 Ft

Bedroom 10.08 Ft x 12.83 Ft

2pc Bathroom 2.08 Ft x 6.50 Ft

Kitchen 16.42 Ft x 12.42 Ft

Laundry room 8.25 Ft x 5.75 Ft

Furnace 5.33 Ft x 5.75 Ft

Bedroom 26.08 Ft x 17.92 Ft

Bedroom 9.00 Ft x 12.83 Ft

3pc Bathroom 6.17 Ft x 7.42 Ft

Living room 19.58 Ft x 23.58 Ft

Dining room 8.00 Ft x 9.67 Ft

Office 7.58 Ft x 9.25 Ft

Breakfast 14.67 Ft x 9.17 Ft

Kitchen 16.92 Ft x 12.67 Ft

Bedroom 10.67 Ft x 12.33 Ft

Bedroom 10.83 Ft x 12.33 Ft

Primary Bedroom 15.08 Ft x 17.92 Ft

4pc Bathroom 13.25 Ft x 5.50 Ft

Listing Presented By:



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REAL BROKER

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**RE/MAX<sup>®</sup>**

**RE/MAX REAL ESTATE  
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