



1208 Bellevue Avenue Calgary Alberta

\$825,000

Charming Inner-City Bungalow with Prime Redevelopment Potential. Welcome to 1208 Bellevue Avenue SE, an exceptional opportunity in one of Calgary's most sought-after inner-city neighborhoods. The home is located just above the vibrant new culture and entertainment district and steps from Scotchman's Hill. This 1950-built bungalow sits on a spacious 49.5 x 140 ft lot with R-CG zoning, offering numerous possibilities for redevelopment or renovation. The main floor with hardwood throughout the main living areas features 2 bedrooms, a large living room, a bright kitchen with a dining area, and a four-piece bathroom. The developed basement provides additional living space, including a recreation area, office/den, and an additional bedroom. Whether you're looking to renovate this charming character home or take advantage of the zoning for redevelopment, this property offers incredible potential in a prime location. (id:6769)

Furnace 18.17 Ft x 7.67 Ft

Bedroom 8.83 Ft x 10.83 Ft

Recreational, Games room 15.67 Ft x 10.67 Ft

Office 16.17 Ft x 10.42 Ft

Dining room 5.92 Ft x 11.42 Ft

Eat in kitchen 10.00 Ft x 11.33 Ft

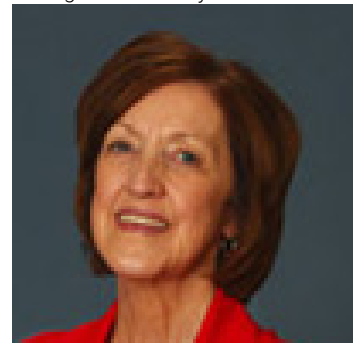
Living room 17.42 Ft x 11.58 Ft

Bedroom 11.83 Ft x 10.25 Ft

Primary Bedroom 11.83 Ft x 10.17 Ft

4pc Bathroom 5.00 Ft x 7.17 Ft

Listing Presented By:



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