



## 1710 45 Street Calgary Alberta

\$530,000

Mixed Use Property - ATTENTION ALL INVESTORS/BUILDERS!!!! Here is your chance to own this renovated home on a rare Mixed Use Zoned Lot (MU-1). This Land Use Class MU-1f4.5h20 district is for commercial and residential uses in street-oriented buildings. The district allows both commercial and residential uses at street level making it a great redevelopment lot. Use your imagination to create your new business consisting of a child daycare, salon, convenience store, liquor/cannabis store etc. etc. (specific use to be approved by city) Not a developer...no problem. The current home has been recently renovated and is move in ready. Whether it is for personal use or as a rental income investment property, this home has it all. New cabinetry with granite and quartz countertops. A bright and open tiled washroom with three spacious rooms upstairs. The basement is partially finished with a large rec room and another bedroom. Walking distance to shopping, schools, parks, city outdoor pool and much more!! Only 10 minutes from downtown. Don't miss your opportunity to own this rare gem! Call today to book a private viewing. (id:6769)

Recreational, Games room 21.33 Ft x 10.50 Ft

Laundry room 11.50 Ft x 7.00 Ft

Bonus Room 21.83 Ft x 16.50 Ft

Furnace 11.17 Ft x 10.17 Ft

Bedroom 11.50 Ft x 8.83 Ft

Other 15.50 Ft x 11.50 Ft

Living room 17.17 Ft x 13.33 Ft

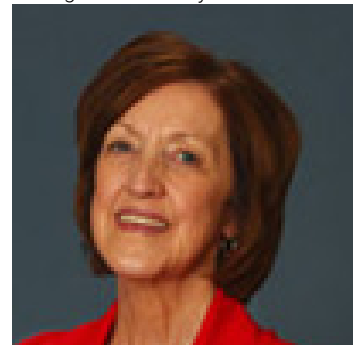
Primary Bedroom 11.00 Ft x 10.17 Ft

Bedroom 10.83 Ft x 8.17 Ft

Bedroom 11.33 Ft x 8.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
SYNTERRA REALTY



CIR

REALTY

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