



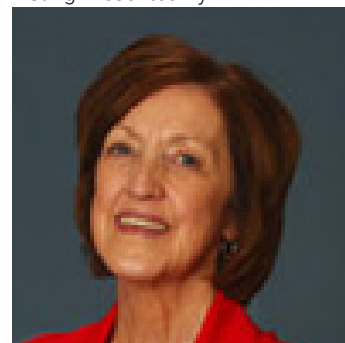
1915 10 Street Calgary Alberta

\$2,190,000

This rare .3acre lot presents a unique opportunity to invest in the lucrative neighborhood of Mount Royal. The current owner has obtained a subdivision plan that was approved from the city and offers 2 large building sites to provide further development opportunity. The choice is yours, build your dream home on a .3acre or subdivide and build two properties to increase your profits. The home is being sold in as-is condition and is not in a livable state. Steeped in Calgary's history this prestigious & family friendly community of Mount Royal is home to many parks/greenspaces & boasts some of the Finest Residences in the City. Walkable to William Reid, Earl Grey, Montessori & Western Canada schools, The Glencoe Club, Downtown & Shops/Restaurants of 17th Ave. & 4th Street SW. (id:6769)

Other 23.83 Ft x 8.00 Ft	4pc Bathroom 5.08 Ft x 8.25 Ft
Dining room 15.50 Ft x 18.00 Ft	Bedroom 10.00 Ft x 11.83 Ft
Den 13.67 Ft x 8.92 Ft	Storage 6.92 Ft x 12.75 Ft
Kitchen 15.67 Ft x 8.33 Ft	Storage 12.83 Ft x 5.42 Ft
Living room 14.25 Ft x 19.33 Ft	4pc Bathroom 8.67 Ft x 4.92 Ft
Family room 13.75 Ft x 14.50 Ft	Dining room 11.83 Ft x 7.75 Ft
4pc Bathroom 6.83 Ft x 5.83 Ft	Kitchen 12.58 Ft x 8.67 Ft
Media 14.00 Ft x 14.67 Ft	Bonus Room 8.00 Ft x 17.33 Ft
Kitchen 9.83 Ft x 8.00 Ft	Other 15.50 Ft x 14.08 Ft
Laundry room 2.50 Ft x 4.08 Ft	

Listing Presented By:



Originally Listed by:
RE/MAX iRealty Innovations

<http://www.reubenoblet.ca>



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REALTY

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