



## 2212 45 Street Calgary Alberta

\$525,000

**\*\*ATTN: DEVELOPERS AND INVESTORS\*\*** Fantastic opportunity to purchase TWO SIDE BY SIDE PROPERTIES. The neighbour's house is also listed (MLS(R) A2155084) Take full advantage of the new blanket re-zoning to build on these two lots, each lot measuring 48.65' x 120.08'. These lots are being Rezoned from: R-C1 to R-CG, which is 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 (subject to approval and permitting by the city). The existing home is a fixer upper with loads of great FLIPPING POTENTIAL. Upper level has large living/dining area, bright kitchen, 2 bedrooms, and main 5-piece bathroom. Downstairs has rec room, 3 more bedrooms, 4-piece bathroom, and laundry/utility room. Large backyard and double detached garage. Don't miss this opportunity. Call your favourite realtor today (id:6769)

Bedroom 8.83 Ft x 9.33 Ft

Bedroom 9.33 Ft x 7.58 Ft

4pc Bathroom 6.92 Ft x 4.92 Ft

Recreational, Games room 15.50 Ft x 9.25 Ft

Furnace 12.08 Ft x 7.50 Ft

Other 5.67 Ft x 3.50 Ft

Other 10.17 Ft x 7.42 Ft

Kitchen 9.33 Ft x 9.58 Ft

Living room 17.00 Ft x 13.42 Ft

Dining room 10.33 Ft x 9.83 Ft

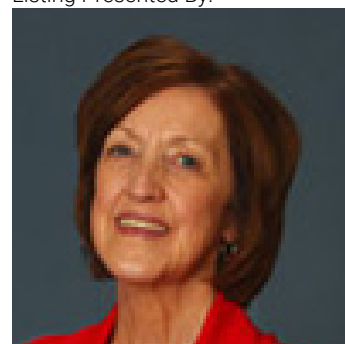
Other 4.25 Ft x 5.17 Ft

5pc Bathroom 9.58 Ft x 4.92 Ft

Primary Bedroom 11.75 Ft x 9.67 Ft

Bedroom 8.42 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

<http://homesweetcalgaryhomes.com/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)