



## 2216 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) A2155018) 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 has 3 good size bedrooms, a 4-piece main bathroom, very large living room, retro original kitchen, and cozy dining space with sliding doors to the deck. The basement is partially finished with excellent potential for additional living space. Big back yard has large deck and double detached garage. Don't miss this amazing opportunity. Call your favourite realtor today. (id:6769)

Furnace 24.83 Ft x 26.92 Ft

Other 26.17 Ft x 10.00 Ft

Other 10.42 Ft x 4.42 Ft

Primary Bedroom 14.08 Ft x 10.92 Ft

Bedroom 12.58 Ft x 8.00 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 10.25 Ft x 7.92 Ft

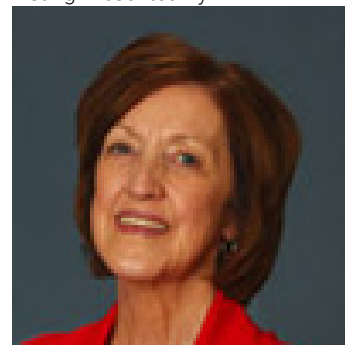
Other 5.25 Ft x 3.50 Ft

Kitchen 10.25 Ft x 7.42 Ft

Dining room 8.33 Ft x 7.42 Ft

Living room 19.92 Ft x 10.75 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