



## 503 10 Street Calgary Alberta

\$649,000

**\*\*Attention Investors & Builders\*\*** | Inner City | Incredible Location | Schools, Parks, Playgrounds | Prime location to Downtown. An absolutely prime development lot located in the inner city community of Bridgeland. This lot is an ideal candidate for a rezone to HGO or RCG for a multifamily build or to leverage the current RC2 zoning. Walking distance to trendy cafes and shops and only minutes from downtown - the location cant be beat for you dream build. The house is currently a very well kept bungalow with 1 bed and 1 bath making it the perfect family home or rental. The options are endless and this is an opportunity you don't want to miss!  
(id:6769)

Living room 13.25 Ft x 21.17 Ft

Kitchen 6.83 Ft x 9.50 Ft

Dining room 6.42 Ft x 9.58 Ft

4pc Bathroom 5.83 Ft x 9.42 Ft

Primary Bedroom 10.75 Ft x 11.75 Ft

Foyer 10.67 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



**CIR**

**REALTY**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca