



## 1402 Centre A Street Calgary Alberta

\$848,000

Attention Investors and Builders! Exceptional development opportunity! Prime 50' x 114' inner city lot. Sits on a quiet one way street while boasting access to the trans Canada hwy only a block away. Currently has a tenanted bungalow on the property, lease expires July 31. Tenants are willing to stay if buyer allows. 2 beds, 1 bath, detached garage. Seize the potential of this multi-residential property. Optimally located in the vibrant neighbourhood of Crescent Heights. Boasting M-CG zoning, this corner lot presents a unique potential for development, as well as a holding property while generating rental income. The sought-after Crescent Heights community is near downtown, and the demand for rental properties continues to soar. This property is a must see. A dream come true for savvy investors capitalizing on the ongoing development and revitalization in this vibrant area. (id:6769)

Living room 13.42 Ft x 9.00 Ft

Kitchen 9.42 Ft x 7.83 Ft

Dining room 6.83 Ft x 5.08 Ft

Primary Bedroom 11.08 Ft x 10.17 Ft

Bedroom 10.17 Ft x 9.33 Ft

4pc Bathroom 6.75 Ft x 5.83 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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