



2035 55 Avenue Calgary Alberta

\$749,900

Fantastic inner-city opportunity in North Glenmore Park, this single-owner bungalow is nestled on a quiet street and rests on a 50' x 117' lot with a south-facing rear yard, mature trees and is only 2 blocks from Glenmore Athletic Park. Whether you are looking to build your dream home or are a savvy investor, this property boasts an incredible development opportunity. Within close proximity to several area schools, shops, restaurants, an off-leash dog park, Elbow River the downtown core. The current floor plan offers 1,060 sq. ft. above grade, 4 bedrooms in total (2 up & 2 down) and 2 full bathrooms. There is plenty of room to expand the floor plate on this lot, and a pre-application assessment from the City has been received regarding amending the current Land Use from R-C1 to R-C2 if desired. Don't miss out, arrange for your private showing today! (id:6769)

3pc Bathroom 8.17 Ft x 4.33 Ft

Bedroom 11.83 Ft x 9.17 Ft

Bedroom 12.50 Ft x 11.58 Ft

Family room 24.33 Ft x 12.00 Ft

Living room 15.33 Ft x 13.75 Ft

Dining room 9.75 Ft x 7.25 Ft

Kitchen 9.75 Ft x 9.67 Ft

Laundry room 9.50 Ft x 7.08 Ft

Primary Bedroom 12.83 Ft x 12.50 Ft

Bedroom 12.50 Ft x 10.00 Ft

4pc Bathroom 10.33 Ft x 6.00 Ft

Listing Presented By:



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eXp Realty

<http://stephensonrealtygroup.ca/>



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