



# 206 23 Avenue Calgary Alberta

\$819,900

**\*\*ATTENTION DEVELOPERS AND INVESTORS!** This property presents a prime redevelopment opportunity on a highly desirable street in Tuxedo park. The lot measures 50' x119', is currently zoned R-C2, offering great potential for developers and investors. The new city blanket rezoning offers the potential for even more development opportunities. It is minutes away from downtown, Foothills and Children's Hospitals, the vibrant University District, Confederation Park Golf Course and Confederation Park. This property offers an unbeatable location. The main floor includes a classic bungalow layout with large living and dining rooms and features original hardwood floors. The kitchen, complemented by an eating nook, has been updated and is highlighted with plenty of cabinet space, newer appliances. The main level is complete with two well sized bedrooms plus a 4-pc bathroom. The basement level presents an illegal suite providing extra living space or income potential. It is complete with a separate entry way, one bedrooms, three-piece bathroom and kitchen. Laminate flooring creates additional warmth and the large windows offer ample natural light. Additional features Single detached garage, deck, updated roof (house/garage). Whether you're looking to renovate, rebuild, or develop, this property offers endless possibilities for savvy investors and developers alike. Contact your favourite Realtor to schedule a viewing! (id:6769)

Living room 14.75 Ft x 11.67 Ft

Kitchen 16.75 Ft x 11.67 Ft

3pc Bathroom 9.17 Ft x 5.08 Ft

Laundry room 9.08 Ft x 6.67 Ft

Primary Bedroom 10.67 Ft x 8.42 Ft

Bedroom 10.25 Ft x 12.08 Ft

4pc Bathroom 4.75 Ft x 7.58 Ft

Living room 16.33 Ft x 12.33 Ft

Kitchen 13.08 Ft x 11.25 Ft

Bedroom 11.25 Ft x 10.42 Ft

Foyer 7.42 Ft x 3.33 Ft

Other 3.67 Ft x 3.33 Ft

Listing Presented By:



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MaxWell Central

<http://www.amiuppal.ca/>



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