



2202 41 Street Calgary Alberta

\$595,000

INVESTOR, BUILDER, AND DEVELOPER ALERT! Don't miss out on this exceptional opportunity to own a rare corner lot with a back lane, measuring 50 x 121.99 ft (15.23 x 37.18 meters) and zoned RC-G in a highly sought-after area. The lot size is approximately 6,092 sq. ft. (571 m²) in total. Whether you're ready to develop or looking for a property to hold, this is the perfect investment! This fantastic home offers incredible income potential with a LEGAL basement suite featuring a separate entrance for privacy and convenience. Upstairs, you'll find a spacious 2-bedroom, 1-bathroom layout, while the lower level offers a fully self-contained 2-bedroom, 1-bathroom – ideal for tenants or guests. Both units share access to a laundry area, adding extra convenience for the tenants. Enjoy the bright and welcoming sunroom, perfect for year-round relaxation, and a large, beautifully landscaped yard providing plenty of space for outdoor activities. The oversized, heated garage offers additional storage or workspace. The potential is limitless - you can apply for a Development Permit (DP) to build a 4-plex with legal suites, offering a total of 8 units (subject to City of Calgary approval). The location is prime, just 1 block from 17 Ave, putting you in the heart of a vibrant neighborhood with close access to public transit, schools, restaurants, and shopping. With huge growth potential and the opportunity for strong rental income, this is a fantastic buy, rent, and hold opportunity. Don't wait – secure your future development project in this prime area today! (id:6769)

Storage 4.67 Ft x 9.83 Ft

Furnace 10.17 Ft x 7.58 Ft

Living room 14.33 Ft x 10.50 Ft

Kitchen 11.25 Ft x 10.50 Ft

3pc Bathroom 6.92 Ft x 6.25 Ft

Bedroom 9.75 Ft x 8.33 Ft

Bedroom 9.83 Ft x 10.58 Ft

Living room 16.08 Ft x 9.92 Ft

Sunroom 12.67 Ft x 13.33 Ft

Other 7.17 Ft x 4.58 Ft

Primary Bedroom 13.67 Ft x 9.42 Ft

Bedroom 12.25 Ft x 9.92 Ft

4pc Bathroom 4.83 Ft x 9.92 Ft

Other 3.00 Ft x 6.00 Ft

Other 12.58 Ft x 9.00 Ft

Dining room 10.08 Ft x 12.92 Ft

Listing Presented by:



Originally Listed by:
eXp Realty

<http://www.thehowardteam.net/>



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