



234 8 Avenue Calgary Alberta

\$609,000

Attention Developers: The perfect house can only exist with a great location. This is a great 33 x 120 R-CG development site with all the attributes a developer is looking for. This level lot has no power poles impeding development on the back lane. Excellent proximity to all the amenities that Crescent Heights has to offer. The home is surrounded by older homes with varying levels of condition, along with new infill properties on the street. There are traffic circles and speed bumps reducing the traffic flow and/or speed on the amazing mature tree lined street. The home is being sold in 'as-is' condition, land value. The existing home does have an opportunity for renovation for the right buyer. The garage and shop are not safe for use currently. The basement has lower ceiling height at 7 feet, with a raised floor on the existing lower development. (id:6769)

Family room 12.00 Ft x 16.00 Ft

3pc Bathroom 4.00 Ft x 7.00 Ft

Other 9.00 Ft x 8.00 Ft

Bedroom 8.50 Ft x 11.00 Ft

4pc Bathroom 5.00 Ft x 5.17 Ft

Bedroom 9.33 Ft x 9.67 Ft

Primary Bedroom 7.75 Ft x 12.00 Ft

Kitchen 9.00 Ft x 11.00 Ft

Dining room 9.00 Ft x 7.50 Ft

Living room 15.00 Ft x 11.00 Ft

Other 9.00 Ft x 7.50 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

<http://dougmartai.royallepage.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca