



2707 40 Street Calgary Alberta

\$899,900

**** Attention Developers/Investors/Builders - pre-approved - Grade-Oriented (H-GO) Zoning!! **** Amazing opportunity to own a 54' x 128' WEST facing lot in Glendale! ****** If you decide to buy and live, this amazing bungalow features: over 2100 sq ft of total development, 2 good sized bedrooms, 2 full bathrooms, newer roof (2022), WEST facing back yard, real hardwood flooring & much more! Location is a 10 out of 10 - 1 block to a tot lot, 3 blocks to Glendale Meadows Community Association/outdoor rink, 1 block to bus stop, easy access to Sarcee Trail/Stoney Trail and all the amenities & shopping at Westhills Towne Center! (id:6769)

Den 10.08 Ft x 7.67 Ft

Recreational, Games room 35.50 Ft x 9.92 Ft

3pc Bathroom 10.92 Ft x 5.75 Ft

Dining room 11.42 Ft x 10.17 Ft

Family room 12.42 Ft x 9.58 Ft

Kitchen 13.08 Ft x 10.17 Ft

Bedroom 12.92 Ft x 9.33 Ft

Primary Bedroom 10.83 Ft x 8.92 Ft

4pc Bathroom 13.92 Ft x 7.17 Ft

Living room 17.42 Ft x 10.50 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

<http://www.MichaelNiemans.com>



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