



## 408 21 Avenue Calgary Alberta

\$799,000

This is a great potential development site, 6243 sq ft lot, current land use RC-G and falls within an H-GO corridor. This allows for many dense housing construction options. This current home on the site is a good holding property, as it has a legal basement suite, tenants are month to month and has generated \$2700 per month. Buy and hold or build now, these locations don't come available to purchase often. The neighboring property is also for sale MLS (A2202308) for a total of 13,475 sq ft of development land. (id:6769)

Primary Bedroom 10.83 Ft x 10.83 Ft

Recreational, Games room 16.50 Ft x 7.25 Ft

Bedroom 11.25 Ft x 10.25 Ft

3pc Bathroom 7.33 Ft x 4.33 Ft

Kitchen 12.42 Ft x 9.00 Ft

Bedroom 10.83 Ft x 8.67 Ft

4pc Bathroom 8.58 Ft x 4.83 Ft

Living room 11.25 Ft x 8.92 Ft

Other 11.50 Ft x 7.25 Ft

Dining room 9.00 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://jeffgilchrist.com/>



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