



420 32 Avenue Calgary Alberta

\$825,000

DP APPROVED FOR A DUPLEX WITH 2 BEDROOM LEGAL BASEMENT SUITES !! RC2 50X120 - Great investment and property at Highland Park, sitting on a fantastic inner-city R-C2 50'x120' FULL SIZE lot . Newer roofing (Nov 2019). 2 up, 1 down bedrooms with a common laundry, separate entrance, full egress basement window, private deck at back and huge fenced yard. Front 2 car tandem parking and street parking, rear detached single garage. Many recent new homes built on this fabulous block. All of this located 10 minutes to downtown, confederation park and steps to future Green Line C-train. TAKE ADVANTAGE OF THE HOT MARKET AND START BUILDING RIGHT AWAY WITH APPROVED DP OR CONSIDER THE NEW CITY OF CALGARY RE ZONING OPTIONS H-GO AND RCG THAT THIS PROPERTY FALLS UNDER AND BUILD A 4PLEX WITH LEGAL BASEMENT SUITES (id:6769)

Other 4.65 M x 2.41 M

Bedroom 3.30 M x 3.28 M

Living room 3.48 M x 2.90 M

Furnace 3.30 M x 2.52 M

Laundry room 2.72 M x 2.01 M

3pc Bathroom 2.16 M x 1.47 M

Primary Bedroom 3.61 M x 3.58 M

Bedroom 3.61 M x 2.64 M

3pc Bathroom 2.41 M x 1.50 M

Kitchen 3.41 M x 3.20 M

Dining room 5.97 M x 3.61 M

Listing Presented By:



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Real Estate Professionals Inc.

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

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