



## 4928 40 Avenue Calgary Alberta

\$1,150,000

ATTENTION INVESTORS, DEVELOPERS AND BUILDERS! Rare Opportunity with an AMAZING location in the desirable community of VARSITY. Whether you are a investor, developer or builder, this property offers multiple redevelopment opportunities for future options. Zoned R-CG, the residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite. One of 2 side by side properties for a lot measuring 100 ft x 120 ft. The existing four-bedroom bi-level has been updated with a newer High Efficiency Furnace, newer shingles, siding. Interior updates include the bathrooms, flooring. PRIME lot location close to transit, shopping, medical and schools including the U of C. This home will make a great holding property if you're not ready to develop yet. Opportunities like this don't come up often! Call today for more information! HOME IS being sold as part of a package with MLS A2130301 (id:6769)

Bedroom 13.92 Ft x 14.83 Ft

3pc Bathroom 5.00 Ft x 6.67 Ft

Primary Bedroom 10.58 Ft x 12.92 Ft

Bedroom 12.00 Ft x 8.17 Ft

Bedroom 12.00 Ft x 8.67 Ft

4pc Bathroom 10.50 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty



**Real Estate Professionals Inc.**

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

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