



# 504 Murphy Place Calgary Alberta

\$599,900

INVESTOR AND DEVELOPER ALERT EXCELLENT VALUE priced below City of Calgary tax assessment. It is very rare to find an almost quarter acre huge pie lot for a holding property or future development. With the recent passing of the City of Calgary bylaw changes there are many options for future redevelopment. Welcome to this 1055 square foot bungalow with a developed basement. The kitchen boasts plenty of cabinets, a pantry and an eating area. The living and dining room plus all three main floor bedrooms have oak hardwood flooring. The basement has a massive family room with a free standing wood burning stove, fourth bedroom, 3 piece bathroom and a very large storage room. Updates over the years include newer soffit, fascia, shingles (2014), windows in early( 1990's), furnace (2007) and hot water tank. It is located on a quiet cul-de-sac with a huge treed back yard, RV parking, 22 x 26 double detached garage, also extra vehicle parking, patio with an outdoor fire pit. Close to schools, shopping and a short commute to downtown and the airport. (id:6769)

Family room 12.50 Ft x 26.00 Ft  
Storage 11.00 Ft x 19.33 Ft  
Bedroom 11.00 Ft x 8.67 Ft  
3pc Bathroom 6.00 Ft x 5.50 Ft  
Other 12.00 Ft x 11.00 Ft  
Dining room 9.00 Ft x 11.00 Ft

Living room 16.00 Ft x 12.50 Ft  
Primary Bedroom 11.00 Ft x 10.75 Ft  
Bedroom 12.00 Ft x 8.00 Ft  
Bedroom 10.50 Ft x 8.00 Ft  
4pc Bathroom 10.50 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)



**Real Estate Professionals Inc.**

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