



## 5232 21 Avenue Calgary Alberta

\$629,900

\*\*\*Attention all Builders and or developers\*\*\* Prime 50x120 R-C2 building lot in the magnificent inner city community of Montgomery!! Several new semi detached new builds are under construction and or just finishing completion all along this Avenue!! Fantastic location offering gorgeous south river valley escarpment views, just steps to Bowmont park and off lease area and the Bow river. The house has no value, the services are cut off and is being sold as is where is. There are several newer million dollar homes dotted all along this side of Montgomery. This is an amazing and quiet inner city location, only a few steps to Montalban Park, plus Market Mall, the U of C and two hospitals are only a couple of minutes away. Only 10-12 minutes to downtown and easy access west to the mountains. Great value here!! (id:6769)

4pc Bathroom .00 M x .00 M

Living room 3.80 M x 3.20 M

Kitchen 4.00 M x 3.50 M

Primary Bedroom 3.30 M x 2.30 M

Bedroom 2.80 M x 2.40 M

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<http://www.kenrichter.com/>



**Real Estate Professionals Inc.**

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

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