



## 730 Mcdougall Road Calgary Alberta

\$699,900

Attention builders and investors: Inner city 2-bedroom bungalow with a 2-bedroom illegal suite in the basement in the desirable community of Bridgeland. MC-1 zoning. Close/walking distance to downtown and all amenities. Excellent investment opportunity. The adjacent two land parcels on the west side (also zoned MC-1 and listed separately) can be purchased together for a large land assembly and increase redevelopment potentials. (id:6769)

4pc Bathroom 6.00 Ft x 4.00 Ft

Living room 17.67 Ft x 13.33 Ft

Kitchen 11.58 Ft x 10.92 Ft

Dining room 13.33 Ft x 5.83 Ft

Primary Bedroom 14.83 Ft x 9.50 Ft

Bedroom 10.92 Ft x 7.92 Ft

Foyer 4.08 Ft x 4.00 Ft

4pc Bathroom 6.08 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty



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