



1023 1 Avenue Calgary Alberta

\$764,900

ONE OF A KIND!! MILLION DOLLAR LOCATION IN SUNNYSIDE !! HOLD OR BUILD THIS PRIME LAND ON M-CG d72 ZONED ON 25'X 120' SOUTH BACKYARD LOT!! NEXT TO DOWNTOWN /EAU CLAIRE/PEACE BRIDGE RIVER WALKS/LRT/SAFEWAY,CAFE'S / ALL AMENITIES WITHIN BLOCKS !! DETACHED BUNGALOW IN GOOD SHAPE!! CUL-D-SAC NO THRU ROAD STREET W/MATURE TREES AT FRONT. PERFECT HOLD, LIVE/WORK/RENT OR INFILL INVESTMENT !! UPDATES HAS NEW PAINT, VINYL PLANK FLOORINGS THRU-OUT MAIN. 3 BEDROOMS + 2 FULL BATHS ON MAIN FLOOR. . FRONT PORCH IS A PLUS. SINGLE DETACHED GARAGE + 2 PAVED AND GRAVEL PARKING FROM BACK LANE. FULL UNFINISHED BASEMENT WITH POTENTIAL TO LEGAL SUITE W/APPROVAL. . ALL OFFERS ENTERTAINED !!!!! (id:6769)

Living room 5.32 M x 3.33 M

Kitchen 4.53 M x 2.86 M

Dining room 2.73 M x 2.52 M

Primary Bedroom 2.99 M x 2.58 M

Bedroom 2.53 M x 2.28 M

Bedroom 2.86 M x 2.31 M

3pc Bathroom 2.08 M x 1.85 M

4pc Bathroom 1.88 M x 1.14 M

Listing Presented By:



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