



# 10443 Wapiti Drive Calgary Alberta

\$825,000

HEADS UP DEVELOPERS! \*\*52x140 H-GO LOT\*\* Recently up-zoned HGO and may have potential for development of 4 or more units. Nestled in the heart of WILLOW PARK, this INVESTOR SUITED 4 BEDROOM BUNGALOW has an ILLEGAL BASEMENT SUITE. Upon entering the SEPARATE FRONT ENTRANCE, the upper unit has 3 BEDROOMS, a 4 PIECE BATHROOM and KITCHEN on the main floor, complete with a DINING AREA and good sized LIVING ROOM. The SEPARATE REAR ENTRANCE accesses the basement unit that has 1 BEDROOM, 4 PIECE BATHROOM and an ADDITIONAL KITCHEN, DINING, LAUNDRY and LIVING AREA. Both units have a FIREPLACE. Heading out to the LARGE FENCED BACKYARD, you'll find a LARGE DECK, FEW TREES and STORAGE SHED. CLOSE TO SCHOOLS, PARKS, TRANSIT and SHOPPING, this property is ideal if you are looking for a INVESTMENT or would also be a great opportunity for RE-DEVELOPMENT. (id:6769)

Laundry room 7.00 Ft x 5.00 Ft

Kitchen 15.50 Ft x 10.00 Ft

Recreational, Games room 20.50 Ft x 16.33 Ft

Bedroom 14.00 Ft x 10.00 Ft

4pc Bathroom 9.50 Ft x 5.00 Ft

Kitchen 16.50 Ft x 9.00 Ft

Dining room 11.50 Ft x 10.50 Ft

Living room 17.50 Ft x 12.00 Ft

Laundry room 6.00 Ft x 6.00 Ft

Primary Bedroom 12.50 Ft x 10.50 Ft

Bedroom 11.00 Ft x 9.00 Ft

Bedroom 11.50 Ft x 8.50 Ft

4pc Bathroom 9.00 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://adamvetter.com>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)