

## 1106 9 Street Calgary Alberta

\$950.000

Prime development lot in Ramsay on a rare OVERSIZED lot spanning 49'6" by 150' (7427 Square Feet). This exceptional lot with CITY VIEWS, recently rezoned to R-CG, offers a unique opportunity to build a Fourplex with basement suites (pending City of Calgary approval). Development Survey (\$2K value) is available, developers can begin working on plans right away. Currently, the property features a bungalow with separate side entrance, the house could be renovated to create a stylish home or rental investment. Situated in a vibrant neighbourhood, this property is walking distance to Lina's Italian Market, local breweries, an array of popular restaurants, local parks, transit, Stampede, and the river pathways. (id:6769)

Bedroom  $10.00 \text{ Ft} \times 11.00 \text{ Ft}$ Bedroom  $8.50 \text{ Ft} \times 11.25 \text{ Ft}$ Living room  $17.42 \text{ Ft} \times 11.33 \text{ Ft}$  Dining room  $9.00 \text{ Ft} \times 7.00 \text{ Ft}$ Kitchen  $11.00 \text{ Ft} \times 7.00 \text{ Ft}$ 4pc Bathroom  $7.50 \text{ Ft} \times 5.00 \text{ Ft}$ 

Listing Presented By:



Originally Listed by: CIR Realty

## **RE/MAX Realty Professionals**

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