



2003 Home Road Calgary Alberta

\$868,000

INVESTOR/BUILDER OPPORTUNITY Welcome to WALKOUT split level house in the desirable Montgomery neighbourhood. Steps away from market mall, quick commute to University of Calgary and Children hospital. The house sits on a massive CORNER LOT offering 187' of road front and 8658+ sqft of land area with BACKLANE access. This property offers excellent revenue opportunities with an ILLEGAL WALKOUT BASEMENT SUITE with a separate entrance to offset holding cost. Do not let this one slip away. Currently RC-G zoned for redevelopment. Potential to build 5 plex or 6 plex with legal basement suites (subject to city approval). See supplements for Real Property Report (RPR). Proposal plan available for 5 plex. Contact agent for more details. (id:6769)

4pc Bathroom 7.67 Ft x 6.33 Ft

Primary Bedroom 11.58 Ft x 13.42 Ft

Bedroom 10.00 Ft x 6.33 Ft

Bedroom 11.17 Ft x 6.33 Ft

4pc Bathroom 9.08 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.exprealty.ca/>

RE/MAX Realty Professionals

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

Phone: 403-259-4141
darylcarlson@shaw.ca