

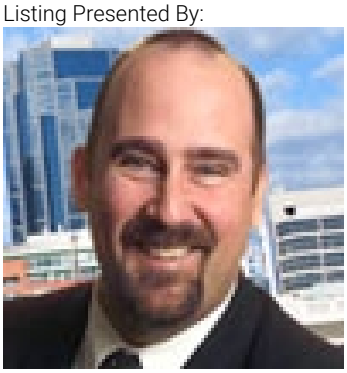
# 2012 9 Street Calgary Alberta

$650,000

An excellent opportunity to acquire a 37' x 120' rectangular Corner Lot in desirable Mount Pleasant NW, offering approximately 4,440 sq. ft. of land with west-facing frontage toward 9th Street NW. An attractive property for future redevelopment or long-term investment. Ideally situated kitty-corner to King George School and Playground, just around the corner from SAIT, and minutes from Kensington, the University of Calgary, Foothills Hospital, Confederation Park, transit, and numerous other inner-city amenities. The existing 820 sq. ft. home offers 4 bedrooms and two full 4-piece bathrooms. With some modest renovations, it could make an excellent rental property while considering future development opportunities. A desirable corner location, substantial rectangular lot, and outstanding inner-city accessibility make this an attractive opportunity for builders, developers, and investors alike. (id:6769)

Bedroom 11.83 Ft x 10.25 Ft
Bedroom 9.33 Ft x 7.08 Ft
4pc Bathroom 6.92 Ft x 4.92 Ft
Primary Bedroom 11.58 Ft x 11.58 Ft
4pc Bathroom 6.50 Ft x 6.08 Ft
Bedroom 11.42 Ft x 9.58 Ft


Listing Presented By:



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