



## 2040 46 Street Calgary Alberta

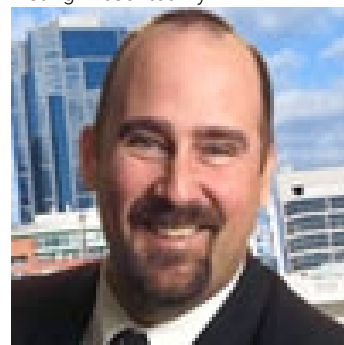
\$679,888

This is an incredible opportunity for investors, developers, and builders. This rare RC-G zoned, CORNER LOT with a back-lane. The lot measuring 55X120 feet, over 6598 square feet, offering great opportunity to develop a 4-plex, or 8 units, two duplexes with legal suite, row townhouse, and more. This is a prime location, minutes away to International Ave (17 Ave SE) and very close proximity to downtown. Whether, you are looking for a potential build now or hold for future development, this property offers an exceptional chance to live, rent, or invest. This property is a fantastic investment opportunity for developers, investors and builders, whether you are planning to buy, hold, renovate, or explore future infill development, this property gives you a limitless possibilities. Further, this lot features a home with a legal suite, offering immediate rental revenue, rent upstairs, and basement separately. The main floor includes three bedrooms, a full bathroom, a large living room, and basement features a separate entrance, with a kitchen, a one-bedroom, full bathroom, and large flex room. Further, the lot features a single detached garage, fenced backyard, and ample street parking. Don't miss your chance to capitalize on this amazing opportunity, book your showing Now. (id:6769)

Bedroom 10.67 Ft x 10.17 Ft  
 4pc Bathroom 6.33 Ft x 6.25 Ft  
 Kitchen .17 Ft x 7.83 Ft  
 Other 11.08 Ft x 16.33 Ft  
 Den 8.33 Ft x 15.42 Ft  
 Living room 12.92 Ft x 17.17 Ft

Kitchen 13.67 Ft x 9.25 Ft  
 Dining room 11.75 Ft x 9.25 Ft  
 Primary Bedroom 10.17 Ft x 10.75 Ft  
 Bedroom 11.17 Ft x 8.25 Ft  
 Bedroom 11.08 Ft x 10.67 Ft  
 4pc Bathroom 4.92 Ft x 7.17 Ft

Listing Presented By:



Originally Listed by:  
 First Place Realty

**RE/MAX Realty Professionals**

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