



2603 4 Avenue Calgary Alberta

\$884,900

Prime Inner-City Corner Lot | R-CG Zoning | Redevelopment & Renovation Opportunity
Exceptional opportunity on a corner lot in a sought-after inner-city location. Zoned R-CG, allowing a range of low-density residential development options (subject to City approval), this property offers redevelopment potential or renovation equity. Main level features hardwood flooring, three bedrooms, and one full bathroom. Basement includes an existing illegal suite with separate entrance, requiring repair, offering additional value-add potential. Estate sale - currently in probate. Sold as-is, where-is. A rare opportunity for builders, investors, or homeowners seeking upside in a prime location. (id:6769)

Laundry room 10.00 Ft x 4.25 Ft
Other 4.92 Ft x 7.42 Ft
Kitchen 14.92 Ft x 9.33 Ft
3pc Bathroom 8.08 Ft x 4.92 Ft
Bedroom 15.08 Ft x 9.67 Ft
Bedroom 12.92 Ft x 9.83 Ft
Family room 12.83 Ft x 23.08 Ft
Other 3.75 Ft x 4.17 Ft

Furnace 7.92 Ft x 6.42 Ft
Other 11.08 Ft x 14.08 Ft
Living room 17.83 Ft x 13.92 Ft
Other 3.58 Ft x 5.17 Ft
Primary Bedroom 14.25 Ft x 10.67 Ft
Bedroom 10.42 Ft x 8.92 Ft
Bedroom 11.83 Ft x 10.67 Ft
4pc Bathroom 8.25 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company

RE/MAX Realty Professionals

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