



## 2639 29 Street Calgary Alberta

\$1,250,000

This is a fantastic opportunity to Invest in the vibrant Killarney community. This is a prime lot with significant redevelopment potential (H-GO zoning). Just a short walk from shopping, dining, the library, a recreation center, and various other amenities, this location offers convenient access to everything you need, including transportation to have a very attractive rental building. The existing well-maintained three-bedroom home features a kitchen with ample cabinetry, a spacious living room, and a large backyard. Additionally, the property includes a detached single-car garage, plenty of parking in the front, and an extra parking space beside the garage. This property is ideal for generating rental income while planning redevelopment or as a great revenue property. We can provide an amazing revenue generating redevelopment concept call for more details.. This lot comes with development permit approval, DSSP approval, and full Building Permit plans. (id:6769)

Kitchen 11.50 Ft x 9.58 Ft

Living room 16.00 Ft x 15.67 Ft

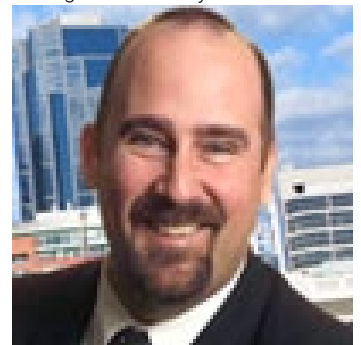
Primary Bedroom 11.58 Ft x 10.33 Ft

Bedroom 10.67 Ft x 7.92 Ft

Bedroom 11.33 Ft x 10.33 Ft

4pc Bathroom 7.67 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

<http://www.Richpoint.ca>

**RE/MAX Realty Professionals**

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

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