

## 3206 29 Street Calgary Alberta

\$1,200,000

H-GO ZONED WITH APPROVED DEVELOPMENT PERMIT for 5 ROWHOMES WITH LEGAL BASEMENT SUITES, Building permit has been submitted. Ideal Investment property or redevelopment site. This Bungalow is situated on a 50 x 125 ft lot featuring 3 bedrooms up, Kitchen living room and 4 pc bath. Lower level has an illegal suite 1 bedroom with Kitchen and 4 pc bath. Double Detached Garage. Centrally located in the heart of Calgary's SW, close to shopping, schools, Downtown and public transit. (id:6769)

Laundry room 5.17 Ft x 2.58 Ft Living room  $23.50 \text{ Ft} \times 22.75 \text{ Ft}$ Kitchen 13.42 Ft x 6.83 Ft 4pc Bathroom 7.58 Ft x 4.92 Ft Bedroom 12.67 Ft x 11.33 Ft Dining room  $11.00 \text{ Ft} \times 8.67 \text{ Ft}$ 

**Living room** 16.25 Ft x 11.17 Ft **Kitchen** 11.17 Ft x 9.33 Ft Primary Bedroom 11.25 Ft x 11.25 Ft Bedroom 14.33 Ft x 9.17 Ft **Bedroom** 14.33 Ft x 9.17 Ft 4pc Bathroom 10.42 Ft  $\times$  4.67 Ft

Listing Presented By:



Originally Listed by: RE/MAX Real Estate (Central)

## **RE/MAX Realty Professionals**

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

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