



## 3615 1 Street Calgary Alberta

\$415,000

Take advantage of the up-and-coming neighbourhood of Highland Park with this 50' x 95' R-CG lot just a block away from Citizen Brewing and Congress Coffee and in walking distance from Lina's Italian Market, Rosso Coffee and much more! Walk to Confederation Park, take the express bus to downtown Calgary and easily commute to the airport from this central location. This property is being sold for land value and features a unique sloping lot which would give opportunities for east views from upper levels. This structure is as-is and not warranted to be safe for habitation. Fantastic price to build your new home or development project!

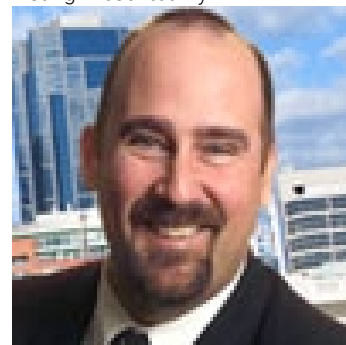
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4pc Bathroom Measurements not available

Bedroom 11.33 Ft x 9.58 Ft

Primary Bedroom 13.00 Ft x 12.33 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

<http://www.riverliferealestate.com/>

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