

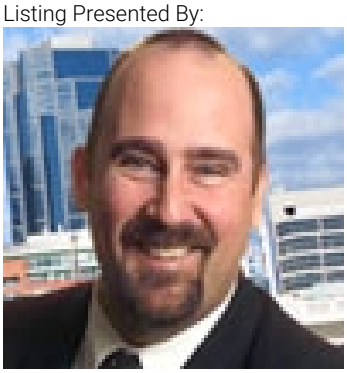
3714 3 Street Calgary Alberta

$550,000

EXCELLENT INVESTMENT & DEVELOPMENT OPPORTUNITY IN HIGHLAND PARK! Situated on a generous 40' x 120' lot in a desirable inner-city location, this detached bungalow presents an exceptional opportunity for investors, builders, developers, or buyers looking to renovate and add value. Whether you're considering a renovation, a new custom home, or exploring future redevelopment potential, this property offers plenty of possibilities.The main level features a bright, open-concept living and kitchen area, two spacious bedrooms, a full 4-piece bathroom, an additional 2-piece bathroom, and access to a generous front deck. The developed basement offers additional living space, two bedrooms, a 3-piece bathroom, and a private entrance.The home has benefited from updates including cabinetry, appliances, flooring, and paint, providing a solid starting point for further improvements or renovations.Outside, the fully fenced property features a private yard, a single detached garage, and additional rear parking with convenient back-lane access.Located in the established community of Highland Park, this property offers excellent access to downtown Calgary, major commuter routes, schools, parks, shopping, and everyday amenities. With its substantial lot size and convenient inner-city location, this is an excellent opportunity to renovate, build new, or hold as a long-term investment, with redevelopment subject to municipal approvals. Bring your vision and explore the possibilities this property has to offer. Book your private showing today! (id:6769)

3pc Bathroom 5.83 Ft x 6.33 Ft
Bedroom 8.67 Ft x 10.92 Ft
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Other 14.50 Ft x 9.92 Ft
Recreational, Games room 8.42 Ft x 13.25 Ft
Furnace 5.92 Ft x 6.58 Ft
2pc Bathroom 5.42 Ft x 4.33 Ft
4pc Bathroom 4.92 Ft x 7.58 Ft
Bedroom 11.67 Ft x 11.67 Ft
Kitchen 12.50 Ft x 10.83 Ft
Living room 16.33 Ft x 16.58 Ft
Pantry 5.00 Ft x 5.00 Ft
Primary Bedroom 9.92 Ft x 17.42 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

https://innercityinfills.ca/

RE/MAX Realty Professionals

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