

3819 1 Street Calgary Alberta

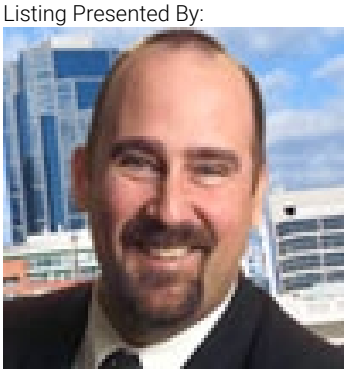
$524,900

ATTENTION BUILDERS & DEVELOPERS - Inner-City R-CG LotPrime R-CG Development Opportunity in Highland Park! Attention builders, developers and investors--this 60' x 97' R-CG zoned lot offers outstanding redevelopment potential in one of Calgary's rapidly evolving inner-city communities. Surrounded by newer infill and multi-unit developments, this property provides an exceptional opportunity for your next project.The existing bungalow offers approximately 778 sq. ft. above grade with 2 bedrooms, 2 bathrooms, a full basement and an oversized attached double garage/workshop, but the property is being sold AS IS, WHERE IS, with the land representing the primary value.Located on a quiet street just minutes from downtown, major transportation routes, schools, shopping, parks and transit, this is an ideal site for future redevelopment. Whether you're planning townhomes, row housing or another R-CG permitted project (subject to City approval), opportunities like this are becoming increasingly difficult to find.Don't miss your chance to secure a premium inner-city redevelopment parcel in sought-after Highland Park. (id:6769)

4pc Bathroom 6.58 Ft x 5.00 Ft
Cold room 15.67 Ft x 3.67 Ft
Office 8.92 Ft x 7.75 Ft
Furnace 16.50 Ft x 13.25 Ft
2pc Bathroom 4.33 Ft x 3.42 Ft

Bedroom 7.92 Ft x 15.67 Ft
Bedroom 9.00 Ft x 11.83 Ft
Kitchen 17.17 Ft x 9.50 Ft
Living room 17.17 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

https://royallepagebenchmark.ca/agent/john-kearney/

RE/MAX Realty Professionals

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