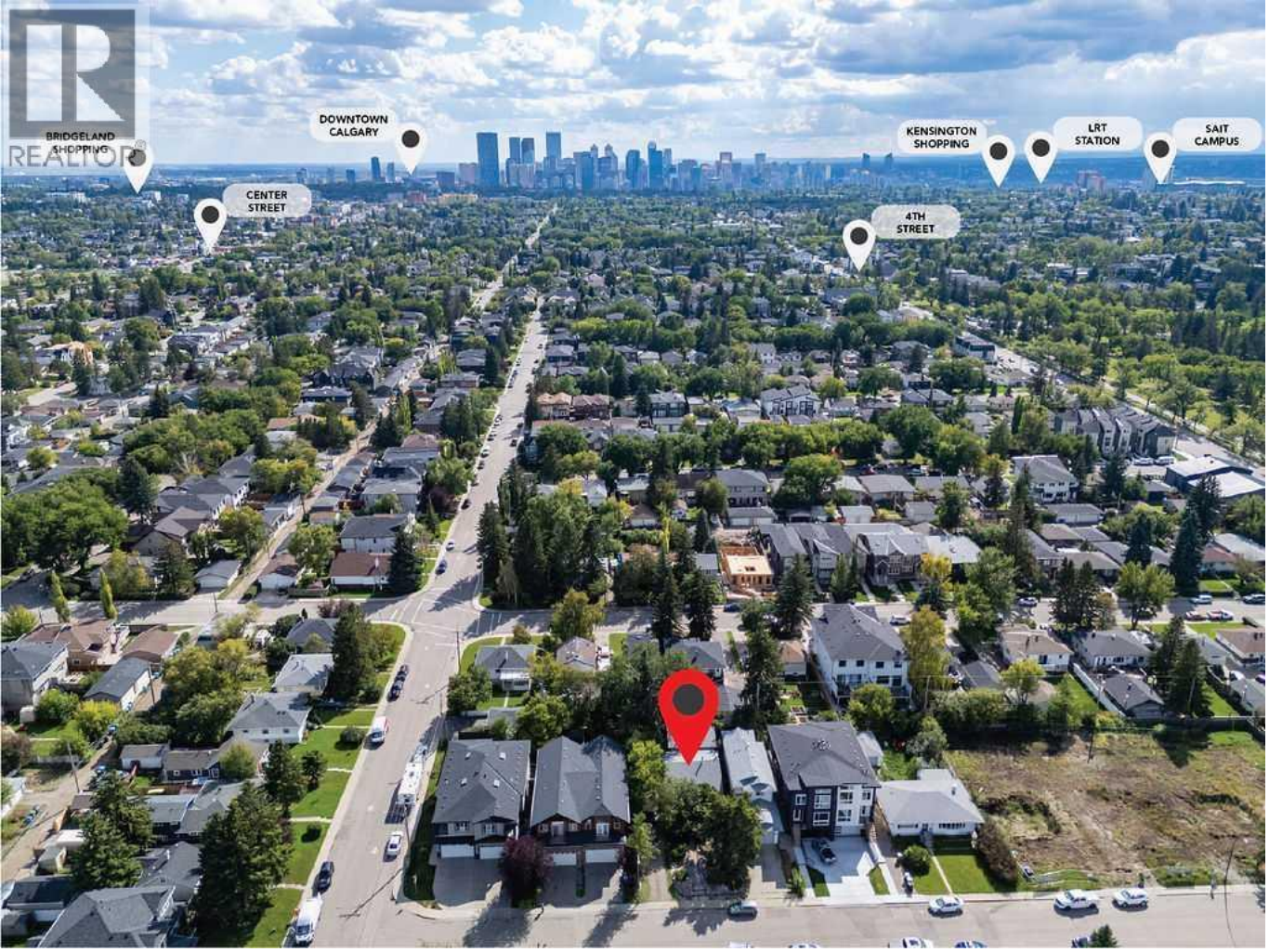


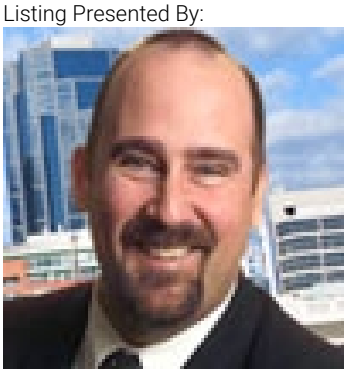
411 37 Avenue Calgary Alberta

$600,000

An outstanding opportunity for builders, developers and investors takes shape on this substantial 50' x 114' parcel in the established inner-city community of Highland Park. Comprised of 2 separate lots on 1 parcel, the property presents compelling future potential in an area experiencing continued redevelopment and investment. A quiet cul-de-sac setting adds residential appeal while keeping everyday conveniences remarkably close, with the Highland Park Community Association just around the corner and Buchanan School nearby. The existing home is being marketed for land value and redevelopment, allowing the focus to remain firmly on the possibilities offered by the site. Mature surroundings and a desirable south-facing backyard further enhance the setting, while the impressive 24' x 23' garage with tall ceilings adds valuable utility. Beyond the property, Confederation Park and its extensive pathway system invite year-round recreation close to home, while nearby Centre Street connect quickly with downtown and other parts of the city. James Fowler High School, local playgrounds, transit and everyday amenities are also easily accessible, with SAIT, the University of Calgary, Nose Hill Park, shopping and dining all within convenient reach. Combining 2 separate lots, generous dimensions, a south backyard and an exceptionally central Highland Park location, this property is an exciting canvas for its next chapter. (id:6769)

4pc Bathroom 8.17 Ft x 8.08 Ft
Foyer 14.75 Ft x 3.42 Ft
Living room 17.25 Ft x 15.17 Ft
Other 15.75 Ft x 15.17 Ft
Primary Bedroom 12.92 Ft x 9.50 Ft
Bedroom 11.50 Ft x 9.50 Ft
Bedroom 8.75 Ft x 9.50 Ft
4pc Bathroom 5.92 Ft x 9.50 Ft

Listing Presented By:



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