

## 4312 45 Street Calgary Alberta

\$615,000

Fantastic opportunity for a new build project or renovation on a 54.98 x 100 square foot flat lot zoned R-CG. Currently the property offers 2 bedrooms, flex room, kitchen dining and living room on the main floor with 3 pc bath and 2 bedrooms, living room and 3 pc bath in the basement, along with front drive parking enough for at least 4 vehicles, and a oversized insulated double garage and RV parking in the rear. Close to shopping, schools, transit and major transportation routes this is an excellent location in a desirable neighborhood. Home and all appliance that remain are in "as is" condition. (id:6769)

3pc Bathroom .00 Ft  $\times$  .00 Ft Family room 12.00 Ft  $\times$  26.17 Ft Bedroom 7.75 Ft  $\times$  11.67 Ft Bedroom 11.92 Ft  $\times$  12.17 Ft Laundry room 8.00 Ft  $\times$  10.00 Ft Other 4.00 Ft  $\times$  6.33 Ft Living room 12.67 Ft  $\times$  12.00 Ft

Dining room 8.67 Ft  $\times$  12.00 Ft Kitchen 11.08 Ft  $\times$  11.08 Ft Other 8.33 Ft  $\times$  9.92 Ft Primary Bedroom 10.00 Ft  $\times$  12.58 Ft Bedroom 10.00 Ft  $\times$  12.00 Ft 3pc Bathroom .00 Ft  $\times$  .00 Ft Listing Presented By:



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## **RE/MAX Realty Professionals**

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