

4535 17 Avenue Calgary Alberta

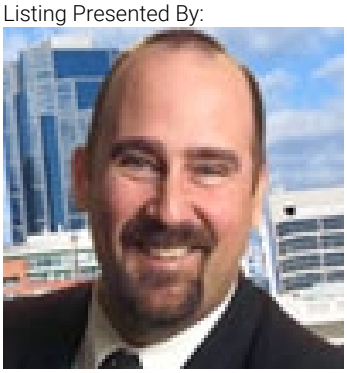
$750,000

First time on the market!! Attention all developers and builders!! This excellent, centrally located property is situated on a very large 50x120 M-CG Multi-family zoned lot on a quiet street in the vibrant community of Montgomery! The house is being sold "as is where is". Very few undeveloped lots remain on this street that are zoned M-CG multi-family! Currently the walk-out raised bungalow requires some cosmetic TLC but has lots of potential as a great holding property for future developments. There are two bedrooms on the main floor, plus a walk-out and very bright two bedroom illegal suite on the lower floor. All appliances and chattels are included in "as is" condition. This is a fantastic inner-city location, only 5 minutes to the U of C, Foothills and Children's hospitals, a short 10-15 minute commute to downtown and easy access west to the mountains. Hurry on this one! (id:6769)

4pc Bathroom .00 M x .00 M
Bedroom 3.60 M x 2.60 M
Bedroom 3.30 M x 2.60 M
Living room 4.20 M x 3.30 M
Other 3.40 M x 3.30 M
4pc Bathroom .00 M x .00 M

Living room 4.20 M x 3.60 M
Other 3.60 M x 3.30 M
Family room 3.70 M x 2.80 M
Primary Bedroom 3.90 M x 2.90 M
Bedroom 3.30 M x 2.90 M

Listing Presented By:



Originally Listed by:
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