



# 4640 22 Avenue Calgary Alberta

\$698,900

\*\*\*ATTENTION ALL BUILDERS AND OR DEVELOPERS!!\*\*\* Prime and rare 50x120 R-C1 CORNER lot, just listed for sale in the heart of the NW inner city! Quiet Upper Montgomery location is perfect for any new redevelopment and or for any new multi family units with City of Calgary building approvals, of course!. Currently there is an older up/down duplex (lower suite is illegal) and is in very good condition. The upstairs tenant pays \$1,400/month including utilities on a fixed term lease until May 31st, 2024 and the lower tenant pays \$900/month including utilities, on month to month tenancy. There are several newer million dollar homes dotted all along this hillside of Montgomery offering amazing river valley escapement views!! This is an amazing and quiet inner city location, only a few steps to Montalban Park, plus Market Mall, the U of C and two hospitals are only a couple of minutes away, only 10-12 minutes to downtown and easy access west to the mountains. Hurry on this one!! Great value here!! (id:6769)

Bedroom 3.50 M x 3.30 M

Bedroom 3.10 M x 2.60 M

Kitchen 3.90 M x 2.60 M

Living room 2.90 M x 2.40 M

4pc Bathroom Measurements not available

Living room 4.10 M x 4.00 M

Other 7.80 M x 2.00 M

Bedroom 4.00 M x 3.40 M

Den 4.20 M x 3.00 M

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<http://www.kenrichter.com/>

**RE/MAX Realty Professionals**

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