



1 Lower Floor Plan (Proposed)	
Scale: 1/8" = 1'-0"	
Lower Plan	... 1364.39 SQ.FT.
Porch	... 73.60 SQ.FT.
Deck	... 471.83 SQ.FT.
Covered Deck	... 68.77 SQ.FT.
Balcony	... 68.77 SQ.FT.
Main Floor ... 1591.09 SQ.FT.	
Upper Floor ... 1590.64 SQ.FT.	
Total Area= 3181.73 SQ.FT.	

Upper Floor Actual Area= 1056.20 SQ.FT.

55 AVENUE Avenue Calgary Alberta

\$980,000

Situated in the esteemed North Glenmore Park, this beautiful lot is 50 feet frontage and 117 feet deep, ideal to build your dream home or an astute investor/builder seeking a promising development opportunity. The development permits are expected to arrive by mid-June, all permits and plans will be transferred to the buyer enabling them to start the construction immediately. The property is being sold in its current condition, only for its land value. The quiet street ensures a peaceful setting, away from hustle and bustle, yet 10 minutes from downtown Calgary and close proximity to top rated Schools, Mount Royal University, Glenmore Reservoir, Earl Grey Golf Club and Grey Eagle Event Center Hotel and Casino. (id:6769)

Listing Presented By:



Originally Listed by:
Greater Property Group

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