



REALTOR®

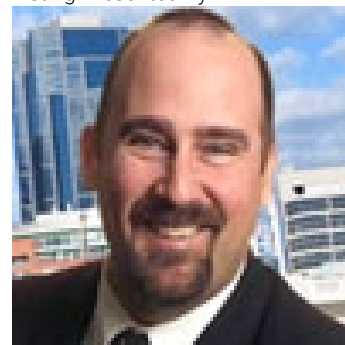


7620 34 Avenue Calgary Alberta

\$649,900

One owner for many, many years is selling this "park-like" property and the adjacent lot together, featuring one magnificent 100ft wide lot, totalling almost 1/3 of an acre! Both lots are R-CG zoned and these two individual lots have 50ft of frontage and are on separate titles. Each property is listed for \$649,900 and must be sold together, ready for your next redevelopment opportunities!!! The other adjacent property at 7616 34 Avenue NW has an older 3 bedroom story and a half and needs cosmetic TLC and could be rented in the interim awaiting development approvals. This property at 7620 34 Avenue NW is a "lot-only property"; this property includes only a huge 26x24 detached garage and no house. This excellent location, is a short walk to the new Superstore, across from Trinity Hills Box stores, two minutes away from the Calgary Farmer's Market in the Greenwich community, 5 minutes away from two hospitals, a short commute to downtown and easy access west to the mountains!!! Hurry on this incredible investment or building opportunity. *** Please note that all photos include both properties. *** (id:6769)

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca