

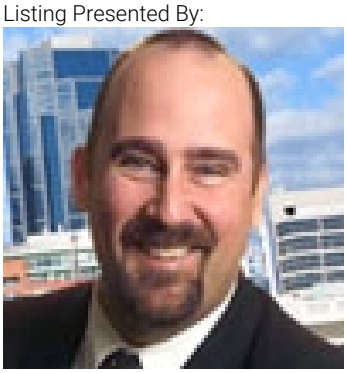
817 4 Street Calgary Alberta

$1,125,000

An exceptional opportunity to move-in now, generate rental income and/or hold for future redevelopment and build your own low rise apartment building! This charming, renovated bungalow in the desirable community of Renfrew sits on a generous 50' x 127' flat lot and is adjacent to already developed multifamily properties, making it an ideal property to develop with multiple building options. See the attachments regarding feasibility work performed for the future development of the property.Don't let the potential development opportunity overshadow the charming ambiance of the existing home! There is a large master bedroom on the main floor that is accompanied by a beautiful 4-piece updated bathroom; large dining/living room with brushed hardwood floors and decorative woodwork. In this chef's kitchen, you will find stainless steel appliances accenting an oversized island. Basement could be converted to a separate suite subject to approval and permitting by the city/municipality. A private, side courtyard offers an urban oasis to escape and relax in. A LARGE, OVERSIZED GARAGE, could serve as a shop or gym in addition to providing additional parking rental income.All of this is set within one of Calgary's most walkable and vibrant communities--Renfrew and Bridgeland--just steps from the restaurants, boutiques and cafes of Edmonton Trail; trendy restaurants, groceries, and transit. Enjoy easy access to downtown, stampede grounds, nearby parks, and scenic pathways for an active, healthy lifestyle. A prime inner-city location with outstanding redevelopment potential for builders, architects, or visionaries looking to create something remarkable. (id:6769)

3pc Bathroom 6.33 Ft x 8.33 Ft
Bedroom 9.42 Ft x 12.58 Ft
Recreational, Games room 25.08 Ft x 23.75 Ft
Furnace 11.00 Ft x 6.50 Ft
4pc Bathroom 10.08 Ft x 8.92 Ft
Kitchen 19.33 Ft x 9.50 Ft
Living room 19.50 Ft x 15.75 Ft
Other 8.75 Ft x 5.75 Ft
Primary Bedroom 12.00 Ft x 15.92 Ft

Listing Presented By:



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