



8303 Addison Drive Calgary Alberta

\$570,000

Opportunity knocks in the heart of Acadia! Situated on an oversized corner lot, 8303 Addison Drive SE offers a unique combination of immediate rental potential and exciting future redevelopment possibilities. Currently operating as a long-term rental with family, the property can continue to provide holding income while you explore your plans for the site. The corner location and generous lot provide excellent flexibility for a future builder, developer or investor looking to capitalize on Acadia's ongoing evolution. The property offers the opportunity to explore redevelopment options, subject to City of Calgary approvals and applicable zoning and development regulations. Located in the established and highly connected community of Acadia, residents enjoy an abundance of parks, playgrounds, schools and recreation facilities, including the Acadia Aquatic & Fitness Centre and Acadia Recreation Complex. The community also offers convenient access to shopping, restaurants and everyday amenities, with major transportation routes providing easy access throughout Calgary. (id:6769)

Bedroom 11.25 Ft x 10.75 Ft

Recreational, Games room 24.42 Ft x 10.75 Ft

Storage 14.58 Ft x 13.83 Ft

Furnace 27.17 Ft x 12.75 Ft

2pc Bathroom 4.67 Ft x 6.50 Ft

4pc Bathroom 4.92 Ft x 8.83 Ft

Bedroom 9.92 Ft x 8.58 Ft

Bedroom 13.42 Ft x 9.00 Ft

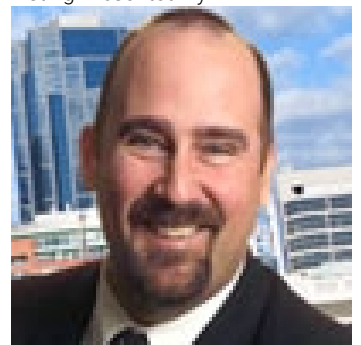
Dining room 9.00 Ft x 11.25 Ft

Kitchen 12.17 Ft x 12.83 Ft

Living room 21.00 Ft x 12.00 Ft

Primary Bedroom 13.42 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

<https://www.dawnsolditnow.com/>

RE/MAX Realty Professionals

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