



**GRASSROOTS**  
REALTY GROUP

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**6811 89 Avenue NE**  
**Calgary, Alberta**

**MLS # A2227445**



**\$7,000,000**

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,185 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.44 Acres		
Lot Feat:	Back Yard, Few Trees, Private, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt

**Basement:** Full, Partially Finished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** S-FUD

**Utilities:** -

**Inclusions:** -

**!!Builders/ Investor Alert !!** An Excellent opportunity to own a 3.44 Acres rectangular parcel of re-development land in the heart of Saddleridge NE Calgary. This land could be easily sub divided into residential lots with city approval and build more than 2500 square feet house on each lots. The most of neighboring parcel of lands are developed or under development and no more land available after this parcel of land. There is a bungalow house in good condition with double attached garage on this land and tenants are paying \$2000/ month . The house is sold in as in condition. This property is walking distance to YMCA, Genesis, Saddletowne LRT, Nelson Mandela School, and shopping Centre, 10 Minutes drive to airport , 20 minutes to Cross Iron Mills and downtown . Act right now to buy this land before it go.