



GRASSROOTS
REALTY GROUP

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107 40 Avenue NE
Calgary, Alberta

MLS # A2256063



\$999,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1910 (115 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway, Off Street, Paved		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Chandelier, Laminate Counters, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Perfect for Builders and Investors! Situated in the inner city community of Highland Park, this property offers an excellent investment and development opportunity. Recently rezoned M-H1 allowing for a maximum of 8 storeys with commercial/retail option on the main floor. The lot measures 57' x 120' (Approx 6,840 sq ft). With some fixing up, the existing single family home would be excellent investment property. Currently offers a 2 bedroom unit on the main floor with 2 units in the basement, a 1 bedroom and a studio. Located a block of Centre Street and the BRT 301 (future green line C-Train). Close to all amenities, schools, shopping and restaurants. Great location for investment properties. There is potential to purchase the neighbouring property 4019 Centre A St NE that was also rezoned M-H1 - see rendering in photos which encapsulates both lots. Call for more information.