



GRASSROOTS

REALTY GROUP

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**7620 34 Avenue NW
Calgary, Alberta**

MLS # A2281658



\$649,900

Division: Bowness

Lot Size: 0.15 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

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. ***