



GRASSROOTS

REALTY GROUP

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428 32 Avenue NW
Calgary, Alberta

MLS # A2296869

\$680,000



Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	921 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Developers & Investors Great Location with Surrounding New Infill This 50' x 120' R-CG rectangular lot is conveniently located between 4th Street Northwest and Centre Street Northwest. This inner-city lot with great development potential or holding property features a raised bungalow with two bedrooms, a four-piece bathroom, a kitchen, a dining room with a sliding door to the deck, and a living room. The fully developed basement has a side entrance and includes one bedroom, a three-piece bathroom, a recreation room, a bar and laundry facilities. Many recent new homes have been built on this fabulous block. Conveniently located near bus routes and Confederation Park, it is 10 minutes to downtown and steps to the future Green Line C-train.