



GRASSROOTS
REALTY GROUP

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2708 1 Avenue NW
Calgary, Alberta

MLS # A2306333



\$949,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,015 sq.ft.	Age:	1951 (75 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Carport, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		

Inclusions: N/A

ATTENTION BUILDERS, DEVELOPERS & INVESTORS! | 61' x 110' R-CG Lot | Rare Opportunity to Build your Own Custom Dream Home in West Hillhurst, One of Calgary's Most-Sought-After Communities. Steps Away to the Beautiful Bow River and minutes away from Downtown Calgary, Foothills Medical Centre, U of C, SAIT & Mount Royal and only one hour to the Rocky Mountains. The opportunity to purchase and develop your future dream lifestyle will not last long. Do not miss out on this one-of-a-kind, rare property. Property is being sold AS IS / WHERE IS. Call your favourite realtor today!