



2511 9 Avenue SE
Calgary, Alberta

MLS # A2306972

\$629,000



Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	903 sq.ft.	Age:	1945 (81 yrs old)
Beds:	3	Baths:	1
Garage:	See Remarks, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

Builders, developers, investors dream lot alert! Double lot, redevelopment potential, featuring R-CG zoning (120x50) lot. This opens the door to multi-family unit potential or just make it your own oasis. Plenty of new development all around. This could be a holding property with some updating. This was a rental unit before. Close to all amenities, schools, shopping, malls, C-train, 10 mins from downtown core & international Ave.