



**2511 9 Avenue SE  
Calgary, Alberta**

**MLS # A2306972**

**\$649,000**



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

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