



1703 110 Avenue SW  
Calgary, Alberta

MLS # A2310314



**\$750,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, See Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** N/A

Welcome to this exceptional opportunity in the heart of Braeside. Situated on a massive 66 x 110 ft corner lot with sought-after R-CG zoning, this property offers incredible potential for investors, builders, developers, or anyone looking to secure premium land in an established southwest community. With the possibility for future multi-family redevelopment, this is a rare chance to capitalize on one of Calgary's most desirable redevelopment zoning designations. The existing 1,255 sq.ft. home features 3 bedrooms, 1 full bathroom, and 2 half bathrooms, offering comfortable living space while you plan your future vision. Inside, you'll also find a massive sunroom filled with natural light, creating the perfect space for relaxing, entertaining, or enjoying views of the expansive south-facing backyard. Outside, the oversized double garage with a partial second floor provides outstanding storage, workshop potential, or additional flex space rarely found in properties of this kind. The huge yard offers endless possibilities for families, gardeners, or future redevelopment plans. Located on a quiet street just one block from parks, playgrounds, and schools, the property combines peaceful residential living with unbeatable convenience. Braeside is a well-established southwest Calgary community known for its mature trees, large lots, excellent amenities, and quick access to major roadways, shopping, and transit. Whether you're looking for a large family property, an investment holding opportunity, or the ideal redevelopment site for a future multi-family project, this property delivers exceptional value and limitless potential.