



GRASSROOTS
REALTY GROUP

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2115 10 Street NW
Calgary, Alberta

MLS # A2311890



\$624,990

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,219 sq.ft.	Age:	1911 (115 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Level		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

BUILDERS, INVESTORS, VISIONARIES. Bring your imagination to this 45'x100' R-CG property in fantastic Capitol Hill, with WEST BACKYARD. Just steps from Confed Park and SAIT, with King George school right across the street, this location has potential (subject to city approval) for multiple homes to be built on it. Confederation Park and Winston Golf courses are just a few kms in either direction, as are the shops and restaurants of 16th avenue. This 3bdr home has been in the family for generations and was rented to tenants until recently. Great buy and hold, great starter home if you want to put in a bit of elbow grease - a fantastic deal, offered at land value only. Call a realtor for a viewing, or to have your questions answered about this cute-as-a-button gem that would also make a great student rental!