



2827 23A Street NW
Calgary, Alberta

MLS # A2320139

\$750,000



Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	878 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Unknown	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: NA

Impeccable opportunity to own an investment in the desirable community of Banff Trail. This 50 x 120 RCG Lot is located on a lovely street, moments away from amenities, parks and more -The home has over 1700 square feet of developed living space. This lot is primed for redevelopment - it is flat, unobstructed with no large trees and no power lines. On the main floor is a spacious living room, full kitchen, dining room, 2 bedrooms and one bathroom. The basement level has an Illegal Suite ideal for renting with an additional 2 bedrooms and 1 full bathroom. Outside is a large backyard, triple garage and one parking pad. This home is not only a good choice for the savvy investor who wants to make some rental income, but is also a dream for redevelopment given its location, size and zoning.