

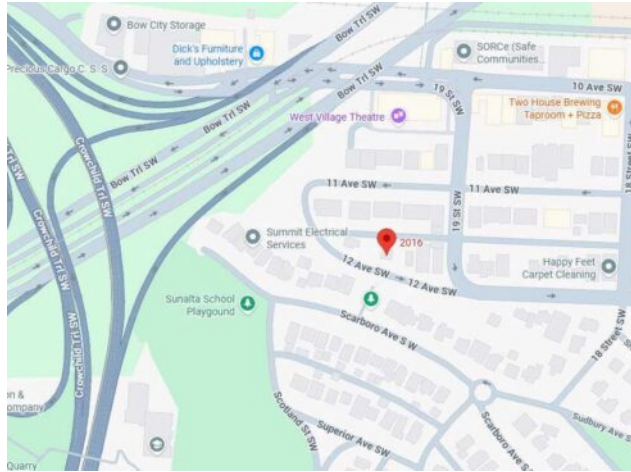


GRASSROOTS
REALTY GROUP

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**2016 12 Avenue SW
Calgary, Alberta**

MLS # A2320225



\$998,899

Division:	Sunalta		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,016 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

2016 - 12 Avenue SW | M-C2 With 65 Ft Frontage 541 Sq M / 5,824 Sq Ft Lot | Prime Development Land | House Is Rented For \$1,000 Month-To-Month | Great Opportunity To Acquire An Oversized Lot Close To Downtown & On A Very Unique Street | In Calgary's Sunalta Neighborhood | Near Royal Sunalta Park, Shaganappi Park & 22 Street Park | 9 Minute Walk To Sunalta C-Train Station.