



GRASSROOTS
REALTY GROUP

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3819 1 Street NE
Calgary, Alberta

MLS # A2325788



\$624,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	778 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

ATTENTION BUILDERS & DEVELOPERS Inner-City R-CG Lot Prime R-CG Development Opportunity in Highland Park! Attention builders, developers and investors—this 60' x 97' R-CG zoned lot offers outstanding redevelopment potential in one of Calgary's rapidly evolving inner-city communities. Surrounded by newer infill and multi-unit developments, this property provides an exceptional opportunity for your next project. The existing bungalow offers approximately 778 sq. ft. above grade with 2 bedrooms, 2 bathrooms, a full basement and an oversized attached double garage/workshop, but the property is being sold AS IS, WHERE IS, with the land representing the primary value. Located on a quiet street just minutes from downtown, major transportation routes, schools, shopping, parks and transit, this is an ideal site for future redevelopment. Whether you're planning townhomes, row housing or another R-CG permitted project (subject to City approval), opportunities like this are becoming increasingly difficult to find. Don't miss your chance to secure a premium inner-city redevelopment parcel in sought-after Highland Park.