



GRASSROOTS
REALTY GROUP

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6811 89 Avenue NE
Calgary, Alberta

MLS # A2325988



\$6,999,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,175 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.44 Acres		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Concrete, Stone, Stucco	Zoning:	S-FUD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: NON

Builders & Investor Alert!! An Excellent opportunity to own a 3.44 Acres rectangular parcel of re-development land in the heart of Saddleridge NE, Calgary. THIS LAND IS APPROVED BY CITY OF CALGARY FOR 34 SINGLE FAMILY HOMES, TO BUILD MORE THEN 2500 SQUARE FOOT HOMES. Most of neighboring parcels of land are developed or under development and no more land is available after this parcel of land. There is a bungalow house in good condition with double attached garage on this land and tenants are paying \$2000/ month . The house is sold in as-is condition. This property is walking distance to YMCA, Genesis, Saddletowne LRT, Nelson Mandela School, and shopping Centre, 10 Minutes drive to airport , 20 minutes to Cross Iron Mills and downtown. Act right now to buy this land IS GONE