



GRASSROOTS
REALTY GROUP

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2715 14 Avenue SE
Calgary, Alberta

MLS # A2327843



\$545,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1954 (72 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Driveway, Front Drive, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Calling all Developers, Builders, and Investors. SELLING FOR LAND VALUE ONLY! This is a rare opportunity to purchase a 50' x 120' lot in Albert Park with R-CG low density zoning. There are not many of these that come onto the market, especially in a great quiet location near the center of the community. This rectangular lot is situated on high ground and provides the opportunity for several designs that would suit the site. There is a 1954 bungalow on the property that has served the current owners well for many years. The current tenants are moving out at the end of July and the owners believe that the time has come for a new start on this great property. Albert Park has seen significant redevelopment, including the attractive complex across the street and many semi-detached and single family homes. The community is ideally located with easy access to downtown via Memorial Drive. Walking distance to Franklin LRT Station. Close to Deerfoot Trail for north and south destinations. Minutes to the Calgary Zoo and the Bow River. Many convenient services and restaurants along International Avenue. Sunridge and Marlborough Malls are minutes away. For recreation there is the Max Bell Centre and Valley View Park. Peter Lougheed Hospital is close by. A great project is waiting for someone wanting to participate in this thriving community.