



GRASSROOTS
REALTY GROUP

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4 Cheyenne Crescent NW
Calgary, Alberta

MLS # A2330403

\$920,000



Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: None

****Rare Redevelopment Opportunity in Charleswood**** Located at Charleswood, this corner-lot property presents an exceptional investment and redevelopment opportunity in the desirable community of Charleswood. A bus stop is conveniently located directly in front of the property. The approved Development Permit is for a ****four-unit row home development with four legal basement suites****, offering excellent rental-income potential and possible eligibility for the ****CMHC MLI Select Program****. The seller will pay the applicable City Development Permit levy as outlined the DP documents. It is possible to just buy the property with DP or get a contract with the seller to build the 4-plex. The approved Development Permit and building plans are included with the listing documents. Please note that the existing house is being sold primarily for land and redevelopment value. It is not currently in suitable condition for occupancy or rental, and the appliances may not be operational. A rare opportunity to acquire a DP-approved four-unit row home site in Charleswood with significant redevelopment and rental potential.