



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4004 7 Avenue SW
Calgary, Alberta

MLS # A2331528



\$925,000

Division:	Rosscarrock		
Type:	Residential/House		
Style:	Bungalow		
Size:	871 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Level, Other, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Other

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: NONE

Attention developers! A rare land assembly for purchase! 100 feet of combined possible frontage facing a green space allows for many different opportunities. Row housing? a multi storey multi unit apartment building? The options are plenty! Seller wants this property to be purchased alongside the next door property at 4008 7 Ave SW. \$1,850,000 is the asking price for both.