



GRASSROOTS
REALTY GROUP

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1312 17 Avenue NW
Calgary, Alberta

MLS # A2349823



\$799,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	1946 (80 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Stucco
Foundation:	Poured Concrete
Features:	Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

ATTENTION BUILDERS, DEVELOPERS & INVESTORS! An exceptional redevelopment opportunity on a 50' x 120' R-CG lot in Capitol Hill. With 6,000 sq. ft. of land, rear lane access and an outstanding inner-city location, this property offers the size, zoning and location developers are looking for. Situated just steps from SAIT, minutes to downtown Calgary, transit, schools, shopping, restaurants and major commuter routes, this is an ideal site for your next inner-city project. The R-CG zoning provides excellent redevelopment potential, making this a compelling opportunity for builders looking to capitalize on continued demand for new housing in established Calgary communities. Not ready to build immediately? The existing 1,096 sq. ft. bungalow provides holding potential while you make your plans. The main level offers 2 bedrooms and a full bathroom, while the lower level features an illegal basement suite with a separate entrance, 2 additional bedrooms, kitchen, living area and full bathroom. An oversized single garage, additional parking and rear lane access complete the property.