



GRASSROOTS
REALTY GROUP

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458 34 Avenue NW
Calgary, Alberta

MLS # A2350284

\$550,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	760 sq.ft.	Age:	1949 (77 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	See Remarks	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-c2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Attention Investors & Builders | Corner Lot | Inner City | Prime Location | Close to Schools, Parks & Playgrounds | Easy Downtown Commute This property presents an excellent redevelopment opportunity in the desirable community of Highland Park. Situated on a corner lot with R-C2 zoning (14.39 x 36.57), it is ideally positioned for multi-family development, with numerous similar projects already transforming the surrounding corridor. This is a judicial listing- no representations or warranties are provided. Only unconditional offers will be considered.