



GRASSROOTS
REALTY GROUP

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1936 45 Street SW
Calgary, Alberta

MLS # A2350466



\$645,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	989 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Developer Alert!!** First time to the market, our 65' x 100' lot is now available. This property has been lovingly owned by the same family for over 70 years and presents a unique redevelopment opportunity for the first time. The existing home is in original condition and requires extensive renovation or replacement, buyers are encouraged to conduct their own due diligence regarding redevelopment potential. This is a rare opportunity in Glendale which is just 15 minutes to downtown, 1 block to the Glenbrook C-Train station and easy access to the mountains.