



GRASSROOTS
REALTY GROUP

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704 33 Street NW
Calgary, Alberta

MLS # A2351232



\$879,900

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	0 sq.ft.	Age:	1951 (75 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: other

[CORNER LOT] ATTENTION BUILDERS, INVESTORS & DEVELOPERS! Exceptional redevelopment opportunity in Calgary's highly desirable PARKDALE COMMUNITY! Located directly across from Westmount Charter Elementary School, this 5,995 SQ. FT. CORNER LOT offers approximately 50 FT FRONTAGE $\times$ 120 FT DEPTH, R-CG zoning and convenient back-lane access. Ideally situated near the Bow River pathways, Foothills Medical Centre, Alberta Children's Hospital, University of Calgary and Downtown. Surrounded by luxury infill developments, this prime inner-city location offers outstanding potential for a custom home, semi-detached or duplex development, subject to City approval. Property is being sold AS IS, with value primarily in the land and redevelopment potential. Don't miss this rare opportunity in one of Calgary's most sought-after neighborhoods! Property is currently rented out and its in great shape.