



GRASSROOTS
REALTY GROUP

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101 Langton Drive SW
Calgary, Alberta

MLS # A2351958

\$660,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,037 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All good included are as is where is without any warranties or representations

An outstanding opportunity to secure a 50' x 104' RC-1 lot with a desirable west-facing backyard in the highly sought-after community of North Glenmore Park. Offered at lot value, the existing bungalow is being sold as is, where is, presenting an excellent opportunity to build your dream home in this established inner-city neighbourhood. Enjoy an enviable location within easy walking distance of Glenmore Athletic Park, River Park, Mount Royal University, Central Memorial High School, and an exceptional selection of highly regarded public and private schools at all levels. Lakeview and Earl Grey golf courses are also nearby. With convenient access to downtown, Stoney Trail, the mountains, and destinations throughout Calgary, this property offers outstanding value for a premium lot in a prime location.