



**GRASSROOTS**  
REALTY GROUP

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**107 40 Avenue NE**  
**Calgary, Alberta**

**MLS # A2208101**



**\$1,499,888**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,228 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Many Trees, Rectangular Lot, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

HOUSE BEING SOLD "AS IS WHERE IS" , land value. Located in mature community of Highland park, this corner lot is zoned as M-H1, multi-residential with main floor commercial development, allowing up to a maximum of 8 stories( 26 m) in height, and would offer stunning views, including of downtown. This location is considered a traffic collector/corner lot ( TRC/CRL) in City property details, and is next to location of future GREEN LINE LRT. Multiple buses including bus to AIRPORT are close by. Strategically located to local landmarks, shopping, schools, playgrounds, restaurants, and more residential and commercial amenities, as well as easy access to City downtown core. INVESTORS/BUILDERS/DEVELOPERS, don't miss out on this fantastic opportunity. ( Neighboring property at 4019, could be available for land assembly, 50' x 120' M-H1 creating 110 x 120 foot lot. Asking price 1.25 million)