

**2629 Erlton Street SW  
 Calgary, Alberta**

**MLS # A2225081**

**\$2,150,000**



<b>Division:</b>	Erlton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	3,061 sq.ft.	<b>Age:</b>	1913 (113 yrs old)
<b>Beds:</b>	9	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yards		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	S-UN
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	na		

Developers!! Investors!! This exceptional, unique property is now available. Consisting of 4 lots / 2 houses over almost 10,000 square feet of prime, inner-city land in coveted Erlton. This rare, huge property consisting of 2 current structures (4 occupied suites) may be redeveloped in any number of ways. This amazing property backs onto forest land then the Elbow River below. Clear titles and (non-compliant ) RPR are available. This remarkable property/ location is solid gold. Truly a once in a lifetime investment opportunity!