

107 40 Avenue NE
 Calgary, Alberta

MLS # A2256063


\$999,900
Division: Highland Park

Type: Residential/House

Style: Bungalow

Size: 1,220 sq.ft. **Age:** 1910 (116 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: Double Garage Detached, Driveway, Off Street, Paved

Lot Size: 0.16 Acre

Lot Feat: Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Rectangu

Heating: Forced Air

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Suite, Walk-Out To Grade

LLD: -

Exterior: Stucco, Wood Frame, Wood Siding

Zoning: M-H1

Foundation: Poured Concrete

Utilities: -

Features: Beamed Ceilings, Ceiling Fan(s), Chandelier, Laminate Counters, Storage, Vaulted Ceiling(s)

Inclusions: N/A

Perfect for Builders and Investors! Situated in the inner city community of Highland Park, this property offers an excellent investment and development opportunity. Recently rezoned M-H1 allowing for a maximum of 8 storeys with commercial/retail option on the main floor. The lot measures 57' x 120' (Approx 6,840 sq ft). With some fixing up, the existing single family home would be excellent investment property. Currently offers a 2 bedroom unit on the main floor with 2 units in the basement, a 1 bedroom and a studio. Located a block of Centre Street and the BRT 301 (future green line C-Train). Close to all amenities, schools, shopping and restaurants. Great location for investment properties. Call for more information.