

1403 26 Street SW
Calgary, Alberta

MLS # A2103233



\$2,099,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,515 sq.ft.	Age:	1951 (73 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Water: -

Floors: See Remarks

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: See Remarks

LLD: -

Exterior: Wood Frame

Zoning: M-X2

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: none

Huge Price Reduction! The prime development site, Located strategically right by C-train station off the remarkable location of Bow Trail. Surrounded by the Shaganappi golf course and parks. with a breathtaking Panoramic view of Calgary downtown. Zoned for M-X2 Multi-Residential - Medium Profile Support Commercial .M-X2 is a mixed-use multi-residential designation that is primarily for 4 to 5-storey apartment buildings with commercial storefronts. FAR 3.0 H 16. Easily to build over 33 residential units plus a commercial on the main floor. Very suitable for purposely built for rental. Another idea would be a profitable mix-use condo project or simply 8-10 high-end townhomes with great views.