

1615 12 Avenue SW
Calgary, Alberta

MLS # A2182262



\$998,000

Division:	Sunalta		
Type:	Residential/House		
Style:	Bi-Level		
Size:	987 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: NA

INVESTOR/BUILDER ALERT M-CG zoning, 50 x 130, Double Lot, Potential to develop a 4 plex + 4 basement suites OR an 8 unit apartment building (just like the one beside it) OR potential to turn it into other Multi-residential developments or even Commercial developments. The property currently generates around \$36,000 per year in rental income (up and down together). Sunalta is a HIGH DEMAND community for its TOP Public school zone (Sunalta School K-6, Mount Royal School 7-9, Western Canada High School 10-12), its walking distance to LRT, Downtown Core, and everything else that downtown life style can offer! Whether redevelopment for Resale or Rental, it holds its value for immediate action or future plan! Book your showing today before it is gone!