

4107 46 Avenue SW
Calgary, Alberta

MLS # A2210077



\$545,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	999 sq.ft.	Age:	1960 (65 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

****THIS IS A FORECLOSURE**** and great development opportunity. The property has had recent fire damage + no access is allowed into the house. It is possible to walk the property but please book a showing to do so. Great development potential in this Glamorgan neighbourhood and offering excellent location. This property has not been listed for many years + offers a 50 X 100 foot lot with a South facing backyard.