

$ 490,000.00

516 40 AVENUE NW CALGARY

https://paulbrinton.com

Developer alert. 60' x 100' C-N1 zoned redevelopment site with potential for a mix of residential and commercial development. The existing bungalow is still solid and functional for either office or residential use.

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1134944

Type: Detached

Bedrooms: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-30 20:17:14

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 08/02/21

Lot size: 5996 sq ft

Year built: 1956

Parking: Single Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Carpet,Hardwood,Vinyl

Exterior Features: None

District: CAL Zone CC

Interior Features: See Remarks

Roof Type: Asphalt Shingle

Total Parking: 3

Community Features: None

Fencing: Fenced

Cooling: None

Lot Features: Back Lane

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Lower Level

Transaction Type: For Sale

List Price Square Foot: $ 535.52

Levels: One

Zoning: C-N1

Lot Dim Info: 60 feet x 100 feet

Photo Count: 3

Rooms Above Grade: 4

Suite: No

Frontage Metres: 18.29M 60`0"

Living Area SF: 915.00

Structure Type: House

Restrictions: Call Lister

Construction Materials: Stucco,Vinyl Siding

Foundation: Poured Concrete

Appliances: None

Subdivision Name: Highwood

Lot Size Acres: 0.14