



\$ 1,099,000.00

## 647 4 AVENUE NE CALGARY

<https://paulbrinton.com>

Rare development opportunity in the heart of Bridgeland! This 80x100ft MC-2 lot was rezoned for a 10-unit condo building with DP plans approved and ready for release. Each two-bedroom unit was designed with an open concept and 1100 sqft of living area. The property currently features a character home, which...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bi-Level

**MLS ® #:** A1150174

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-29 19:12:13

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 10/02/21

**Lot size:** 8030 sq ft

**Year built:** 1953

**Parking:** Parking Pad, Single Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Hardwood,Laminate

**Exterior Features:** Fire Pit

**District:** CAL Zone CC

**Interior Features:** Open Floorplan

**Roof Type:** Asphalt Shingle

**Total Parking:** 3

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Yard,City Lot,Front Yard,Subdivided

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Full, Partially Finished

**Laundry features:** Common Area, In Basement

**Levels:** Bi-Level

**Zoning:** M-C2



**Transaction Type:** For Sale

**List Price Square Foot:** \$ 768.19

**Photo Count:** 2

**Rooms Above Grade:** 5

**Construction Materials:** Stucco,Wood  
Frame,Wood Siding

**Suite:** Suite - Illegal

**Foundation:** Poured Concrete

**Frontage Metres:** 24.37M 80`0"

**Appliances:**

**Living Area SF:** 1430.64

Dishwasher,Range,Refrigerator,Washer/Dryer

**Subdivision Name:** Bridgeland/Riverside

**Structure Type:** House

**Lot Size Acres:** 0.18

**Restrictions:** None Known

