

2629 Erlton Street SW
Calgary, Alberta

MLS # A2225081



\$2,150,000

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|------------------|---|---------------|--------------------|
| Division: | Erlton | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 3,061 sq.ft. | Age: | 1913 (113 yrs old) |
| Beds: | 9 | Baths: | 5 |
| Garage: | Double Garage Detached, Off Street | | |
| Lot Size: | 0.23 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y | | |

| | | | |
|--------------------|-------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | See Remarks | Sewer: | - |
| Roof: | See Remarks | Condo Fee: | - |
| Basement: | Other | LLD: | - |
| Exterior: | See Remarks | Zoning: | S-UN |
| Foundation: | See Remarks | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: na

Developers!! Investors!! This exceptional, unique property is now available. Consisting of 4 lots / 2 houses over almost 10,000 square feet of prime, inner-city land in coveted Erlton. This rare, huge property consisting of 2 current structures (4 occupied suites) may be redeveloped in any number of ways. This amazing property backs onto forest land then the Elbow River below. Clear titles and (non-compliant) RPR are available. This remarkable property/ location is solid gold. Truly a once in a lifetime investment opportunity!