

2715 40 Street SW  
Calgary, Alberta

MLS # A2226409



\$800,000

|             |                                                                                    |            |      |
|-------------|------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                            | Water:     | -    |
| Floors:     | Concrete, Hardwood, Linoleum                                                       | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                    | Condo Fee: | -    |
| Basement:   | Full, Partially Finished                                                           | LLD:       | -    |
| Exterior:   | Brick, Concrete, Wood Frame                                                        | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                    | Utilities: | -    |
| Features:   | Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home |            |      |
| Inclusions: | N/A                                                                                |            |      |

Pride of Ownership. Inner City. Large lot is zoned R-CG, offering strong potential for redevelopment. Future development. Brick Exterior, 4 Bedroom Bungalow, Hardwood Floors. Bright and Spacious. Will accommodate 2 Families. 2 Laundry hookups up/Down. Large Yard. Rear Alley Access. Double Detached Garage, +Carport with Garage Door, RV Parking. Heated Workshop 13.2' x 38.21'. Immediate Possession. Private Treed Yard. West Exposure.