### ROBERT HART MOORE grassroots realty group

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## 2704 43 Street SW Calgary, Alberta

#### MLS # A2228599



Forced Air, Natural Gas

Asphalt Shingle

Finished, Full

Wood Frame

Poured Concrete

Carpet, Cork, Hardwood, Tile

No Animal Home, No Smoking Home

## \$939,900

Division:	Glendale			
Туре:	Residential/House			
Style:	Bungalow			
Size:	1,151 sq.ft.	Age:	1962 (63 yrs old)	
Beds:	5	Baths:	2	
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door C			Ope
Lot Size:	0.15 Acre			
Lot Feat:	Back Lane, City Lot, Level			
	Water:	-		
	Sewer:	-		
	Condo Fee:	-		
	LLD:	-		
	Zoning:	H-GO		
	Utilities:	_		

Inclusions: All window coverings, Shed

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

**Exterior:** 

Features:

Generous size bungalow in Glenbrook with H-GO zoning. This 590 sq m lot sides onto 26 Ave and has an alley for easy development access. This zoning allows for higher density development options on this 64 ft x 100 foot lot. The house itself would be a great holding property while getting your plans submitted and approved by the City as the house is very livable and has been taken care of by the owner and good tenants over the years...3 bdrms up and 2 down , 4 pce bath up, 3 pce ensuite down. Large Recreation room and a massive double attached garage with shop...