

**107 40 Avenue NE  
Calgary, Alberta****MLS # A2256063****\$999,900**

|                  |                                                                          |               |                    |
|------------------|--------------------------------------------------------------------------|---------------|--------------------|
| <b>Division:</b> | Highland Park                                                            |               |                    |
| <b>Type:</b>     | Residential/House                                                        |               |                    |
| <b>Style:</b>    | Bungalow                                                                 |               |                    |
| <b>Size:</b>     | 1,220 sq.ft.                                                             | <b>Age:</b>   | 1910 (115 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3 full / 1 half    |
| <b>Garage:</b>   | Double Garage Detached, Driveway, Off Street, Paved                      |               |                    |
| <b>Lot Size:</b> | 0.16 Acre                                                                |               |                    |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Rectangu |               |                    |

|                    |                                                                                             |                   |      |
|--------------------|---------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum                                                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite, Walk-Out To Grade                                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding                                                             | <b>Zoning:</b>    | M-H1 |
| <b>Foundation:</b> | Poured Concrete                                                                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Beamed Ceilings, Ceiling Fan(s), Chandelier, Laminate Counters, Storage, Vaulted Ceiling(s) |                   |      |

**Inclusions:** N/A

Perfect for Builders and Investors! Situated in the inner city community of Highland Park, this property offers an excellent investment and development opportunity. Recently rezoned M-H1 allowing for a maximum of 8 storeys with commercial/retail option on the main floor. The lot measures 57' x 120' (Approx 6,840 sq ft). With some fixing up, the existing single family home would be excellent investment property. Currently offers a 2 bedroom unit on the main floor with 2 units in the basement, a 1 bedroom and a studio. Located a block of Centre Street and the BRT 301 (future green line C-Train). Close to all amenities, schools, shopping and restaurants. Great location for investment properties. Call for more information.