

**3511 Kerrydale Road SW
Calgary, Alberta**

MLS # A2165050



\$899,000

Division:	Rutland Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,687 sq.ft.	Age:	1956 (68 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s)		

Inclusions: none

Builders & Investors!! Explore the potential of this expansive (727 sq m) RC-G corner lot for a development opportunity with the possibility for multi family development of up to 10 units (confirm with the city of Calgary). Plans for 4 unit row housing with 4 basement suites are available. Otherwise this property can serve as a lucrative investment. An attached single garage and driveway provides ample storage and parking solutions. Location is key, and this property does not disappoint. Ideally situated within the attractive community of Rutland Park with easy access to city transit, a quick commute to Downtown and major thorough-ways like Stoney Trail, Glenmore and Crowchild. The area boasts proximity to shopping centers like Westhills, multiple public and charter schools as well as Mount Royal University. Everything is literally at your doorstep. The home features a well-maintained 4 level split, this property offers flexibility for investors, developers or homeowners. Whether you're looking to invest, develop or live, this property in the heart of Calgary's vibrant SW district is an opportunity not to be missed.