

**4102 16 Avenue SE
Calgary, Alberta**

MLS # A2169150



\$900,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	1948 (76 yrs old)
Beds:	5	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt, Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: none

Discover an unparalleled development opportunity. This OVERSIZED CORNER LOT 75x112 RCG ZONED TOTAL 8500+ SQFT of BUILDING SPACE | OVERSIZED CORNER LOT | DP SUBMITTED TO CITY. Excellent opportunity for builders/developers to build a multifamily units on this EXCEPTIONALLY LARGE CORNER LOT, DP submitted to the city for 5 townhouses with 5 legal suites + 2 Garage suites. Currently the lot features a rented 4 bed, 1 bath bungalow and an oversized double detached garage.