

1603 42 Avenue SW
Calgary, Alberta

MLS # A2170106



\$1,500,000

Division:	Altadore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,199 sq.ft.	Age:	1954 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Seize this rare opportunity to develop in the prestigious community of Altadore! This massive 7,330 sq ft lot, featuring an impressive 61 ft frontage and 120 ft depth, is perfect for a high-end luxury single-family home or a multi-family townhome/rowhome project. The existing home is well-maintained and includes a newer furnace, hot water tank, and roof, offering the option for immediate rental income or holding potential while planning your future development. Located just one block from the beautiful River Park, which includes an off-leash dog park, and within easy access to North Glenmore Athletic Park, this property combines tranquility and recreation with urban convenience. With multiple schools just a 2-minute walk away, this site is ideal for family-focused developments. Maximize your return by building in one of Calgary's most desirable inner-city neighborhoods. Don't miss out!