

**2401 5 Avenue NW
Calgary, Alberta**

MLS # A2171877



\$5,500,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	941 sq.ft.	Age:	1947 (77 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Prime West Hillhurst Location 225' (this lot to be sold together with 5 adjacent properties total of 29,250 SF of Land) Fronting onto Grand Trunk Park, minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, and Bow River pathways. It is bounded by Memorial Drive to the south, 19th Street NW to the west, and Crowchild Trail to the east. Massive Development Potential to Rezone this half-block to Mixed-Use (MU-1F4.0H16) to match adjacent properties, ideal for high-density development or Build 20 luxury Town Homes with the current R-CG Zoning. This Ideal Site is Flat land, free of power poles, perfect for streamlined construction and development. Rental Income from Six houses currently generating income while planning your development.