

2715 40 Street SW
Calgary, Alberta

MLS # A2226409



\$750,000

Division:		Glendale	
Type:		Residential/House	
Style:		Bungalow	
Size:		1,231 sq.ft.	Age: 1957 (68 yrs old)
Beds:		4	Baths: 2
Garage:		Alley Access, Carport, Double Garage Detached, Garage Door Opener, Off S	
Lot Size:		0.15 Acre	
Lot Feat:		Back Lane, Back Yard, Few Trees, Front Yard	
Heating:		Forced Air, Natural Gas	Water: -
Floors:		Concrete, Hardwood, Linoleum	Sewer: -
Roof:		Asphalt Shingle	Condo Fee: -
Basement:		Full, Partially Finished	LLD: -
Exterior:		Brick, Concrete, Wood Frame	Zoning: R-CG
Foundation:		Poured Concrete	Utilities: -
Features:		Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home	
Inclusions:		N/A	

PRICE ADJUSTED TO SELL. Pride of Ownership. Inner City. Large lot is zoned R-CG, offering strong potential for redevelopment. Future development. Brick Exterior, 4 Bedroom Bungalow, Hardwood Floors. Bright and Spacious. Will accommodate 2 Families. 2 Laundry hookups up/Down. Large Yard. Rear Alley Access. Double Detached Garage, +Carport with Garage Door, RV Parking. Heated Workshop 13.2' x 38.21'. Immediate Possession. Private Treed Yard. West Exposure. Inner City Development Opportunity.