

## 780-814-1090

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## 6811 89 Avenue NE Calgary, Alberta

MLS # A2227445



\$7,000,000

Division:	Saddle Ridge				
Type:	Residential/House				
Style:	Acreage with Residence, Bungalow				
Size:	1,185 sq.ft.	Age:	1973 (52 yrs old)		
Beds:	3	Baths:	1 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	3.44 Acres				
Lot Feat:	Back Yard, Few Trees, Private, Rectangular Lot				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	S-FUD
Foundation:	Poured Concrete	Utilities:	-

See Remarks

Inclusions:

Features:

!!Builders/ Investor Alert !! An Excellent opportunity to own a 3.44 Acres rectangular parcel of re-development land in the heart of Saddleridge NE Calgary. This land could be easily sub divided into residential lots with city approval and build more than 2500 square feet house on each lots. The most of neighboring parcel of lands are developed or under development and no more land available after this parcel of land. There is a bungalow house in good condition with double attached garage on this land and tenants are paying \$2000/ month . The house is sold in as in condition. This property is walking distance to YMCA, Genesis, Saddletowne LRT, Nelson Mandela School, and shopping Centre, 10 Minutes drive to airport, 20 minutes to Cross Iron Mills and downtown. Act right now to buy this land before it go.