

1403 26 Street SW  
Calgary, Alberta

MLS # A2103233



**\$2,099,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Shaganappi                          |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | 1 and Half Storey                   |               |                   |
| <b>Size:</b>     | 1,515 sq.ft.                        | <b>Age:</b>   | 1951 (73 yrs old) |
| <b>Beds:</b>     | 3                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.26 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Lane                           |               |                   |

|                    |                 |                   |      |
|--------------------|-----------------|-------------------|------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | See Remarks     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | See Remarks     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame      | <b>Zoning:</b>    | M-X2 |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks     |                   |      |

**Inclusions:** none

Huge Price Reduction! The prime development site, Located strategically right by C-train station off the remarkable location of Bow Trail. Surrounded by the Shaganappi golf course and parks. with a breathtaking Panoramic view of Calgary downtown. Zoned for M-X2 Multi-Residential - Medium Profile Support Commercial .M-X2 is a mixed-use multi-residential designation that is primarily for 4 to 5-storey apartment buildings with commercial storefronts. FAR 3.0 H 16. Easily to build over 33 residential units plus a commercial on the main floor. Very suitable for purposely built for rental. Another idea would be a profitable mix-use condo project or simply 8-10 high-end townhomes with great views.