

**1615 12 Avenue SW**  
**Calgary, Alberta**

**MLS # A2182262**



**\$998,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	987 sq.ft.	<b>Age:</b>	1948 (77 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** NA

**\*\*\*INVESTOR/BUILDER ALERT\*\*\*** M-CG zoning, 50 x 130, Double Lot, Potential to develop a 4 plex + 4 basement suites OR an 8 unit apartment building (just like the one beside it) OR potential to turn it into other Multi-residential developments or even Commercial developments. The property currently generates around \$36,000 per year in rental income (up and down together). Sunalta is a HIGH DEMAND community for its TOP Public school zone (Sunalta School K-6, Mount Royal School 7-9, Western Canada High School 10-12), its walking distance to LRT, Downtown Core, and everything else that downtown life style can offer! Whether redevelopment for Resale or Rental, it holds its value for immediate action or future plan! Book your showing today before it is gone!