

6811 89 Avenue NE
Calgary, Alberta

MLS # A2325988



\$6,999,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Saddle Ridge | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,175 sq.ft. | Age: | 1973 (53 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 3.44 Acres | | |
| Lot Feat: | Back Yard, Few Trees | | |

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Asphalt, Concrete, Stone, Stucco

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: S-FUD

Utilities: -

Inclusions: NON

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 IS APPROVED BY CITY OF CALGARY FOR 34 SINGLE FAMILY HOMES, TO BUILD MORE THEN 2500 SQUARE FOOT HOMES. Most of neighboring parcels of land are developed or under development and no more land is 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-is 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 IS GONE