

514 30 Street NW
Calgary, Alberta

MLS # A2257445



\$1,095,000

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	853 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Level, Pie Shaped Lot, Trian		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: refrogerator, stove, washer

Tremendous opportunity. Located on a quiet street in desirable Parkdale and close to downtown, SAIT, University of Calgary, Children's Hospital. Over 6800 square foot lot is zoned RCG with plans submitted for future 4-plex development, complete with legal suites and garage coverage for each unit. All four units would come in around 1900 square feet with an average of 500 square feet for the legal suites. The seller is providing a preliminary package for the buyer's use on this particular lot only as it is copyrighted and cannot be used for other lots.