

4106 10 Avenue SE
Calgary, Alberta

MLS # A2258080

\$399,000



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|------------------|-----------------------|---------------|-------------------|
| Division: | Forest Lawn | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 952 sq.ft. | Age: | 1949 (77 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Corner Lot | | |

| | | | |
|--------------------|-------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: All contents are "as is - where is"

INVESTOR/DEVELOPER ALERT!!! Outstanding redevelopment opportunity at a compelling price. Prime corner lot on a solid street with strong upside. Existing structure is boarded up and sold "as-is". Ideal for investors or developers looking for their next project.