

**3615 1 Street NE
Calgary, Alberta**

MLS # A2273667



\$415,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,131 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot, Sloped		

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

Inclusions: All appliances are in as-is condition.

Take advantage of the up-and-coming neighbourhood of Highland Park with this 50' x 95' R-CG lot just a block away from Citizen Brewing and Congress Coffee and in walking distance from Lina's Italian Market, Rosso Coffee and much more! Walk to Confederation Park, take the express bus to downtown Calgary and easily commute to the airport from this central location. This property is being sold for land value and features a unique sloping lot which would give opportunities for east views from upper levels. This structure is as-is and not warranted to be safe for habitation. Fantastic price to build your new home or development project!