

3552 2 Avenue SW  
Calgary, Alberta

MLS # A2279151

**\$700,000**



|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Spruce Cliff           |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 943 sq.ft.             | Age:   | 1956 (70 yrs old) |
| Beds:     | 2                      | Baths: | 1                 |
| Garage:   | Single Garage Detached |        |                   |
| Lot Size: | 0.13 Acre              |        |                   |
| Lot Feat: | Back Lane, Back Yard   |        |                   |

|             |                  |            |      |
|-------------|------------------|------------|------|
| Heating:    | Forced Air       | Water:     | -    |
| Floors:     | Carpet, Hardwood | Sewer:     | -    |
| Roof:       | Asphalt Shingle  | Condo Fee: | -    |
| Basement:   | Full             | LLD:       | -    |
| Exterior:   | Wood Frame       | Zoning:    | R-CG |
| Foundation: | Poured Concrete  | Utilities: | -    |
| Features:   | Storage          |            |      |

  

|             |     |
|-------------|-----|
| Inclusions: | n/a |
|-------------|-----|

Attention investors and developers! Fantastic opportunity in the desirable inner-city community of Spruce Cliff. 52 x 100 foot lot offers a variety of opportunities. There is currently a tenant occupied 2 bedroom 1 bathroom bungalow with semi developed basement and single car garage which offers the ability to rent-and-hold. Spruce Cliff offers fantastic access to downtown and walking distance to the c-train. This home is just a few blocks away from the extensive pathway system along the Bow River and walking distance to local shops as well as Westbrook Mall.