

**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.