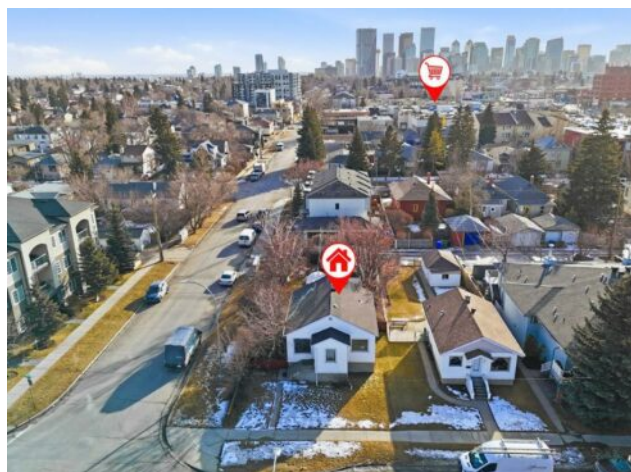


139 20 Avenue NE
Calgary, Alberta

MLS # A2283290



\$750,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	929 sq.ft.	Age:	1943 (83 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Prime CORNER LOT redevelopment opportunity in the highly sought-after inner-city community of Tuxedo Park. This 45 ft x 125 ft parcel is zoned M-C1, allowing for multi-family residential development (subject to city approval). Located just minutes from downtown Calgary, SAIT, major transit routes, and shopping nearby. Tuxedo Park continues to be one of Calgary's most desirable infill neighbourhoods, supported by rental demand and ongoing redevelopment. Call for details. Note: Square footage was taken from RPR and not from RMS.