

**2524 Southwood Drive SE  
Calgary, Alberta**

**MLS # A2285214**



# \$515,000

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Southview              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,027 sq.ft.           | <b>Age:</b>   | 1958 (68 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, See Remarks |               |                   |

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

**Inclusions:** None

\*\*\*\*\* ATTENTION BUILDERS, INVESTORS, RENOVATORS, HANDYMAN \*\*\*\*\* THIS INNER CITY HOME ON A HUGE LOT IS LOCATED IN DESIRED SOUTHVIEW!! ZONED R -CG AND IS WAITING FOR YOU TO BRING THIS SPACE TO YOUR OWN APPROVED PLANS!!! THIS PROJECT IS UP FOR SALE AND IS SOLD "AS IS" WHERE IS" WITH A GREAT OPPORTUNITY TO BUILD YOUR OWN STYLE OF LONG OR SHORT TERM INVESTMENT. !! OF COURSE YOUR PLANS MUST MEET CITY APPROVAL FOR DEVELOPMENT/REDEVELOPMENT. IT CAN ALSO BE RENOVATED BACK TO ITS FORMER GLORY BUT WOULD BE NO EASY TASK AT HAND. BUYERS CAN ASSESS THEIR OWN RISK & SHOULD HAVE THE KNOWLEDGE OF RECONSTRUCTION AND COST TO DO SO. THIS PROPERTY AND LOT ARE BETTER SUITED TO A BUILDER DEVELOPER THAT WILL MAKE A CLEAN SLATE OF THE EXISTING AND CREATE THEIR OWN DREAM BUILD. SOUTHVIEW IS LOCATED 20 MINS FROM DOWNTOWN, 5 MINS TO DEERFOOT, STONEY, AND MOST MAJOR ROUTES IN ALL DIRECTIONS. INTERNATIONAL AVENUE, SHOPPING, TRANSIT, SHOPS, AND EAST HILLS PLAZA ARE JUST MINUTES AWAY. SCHOOLS, COMMUNITY CENTRE, SKATING, PLAYGROUNDS ARE ALL ABUNDANT TOO. THE HOME IS NOT MOVE IN READY IF THAT IS THE ROUTE YOU WANT TO GO, AND WOULD REQUIRE A MAJOR RENOVATION IN ORDER TO DO SO. COME HAVE A LOOK AND GET YOUR PLANS STARTED FOR ONE OF THE MOST DESIRED COMMUNITIES IN THE INNER CITY. DON'T BE SHY.....WE WILL LOOK AT ALL OFFERS PRESENTED!! CONTACT YOUR FAVOURITE REALTOR TODAY OF BOOK AN APPOINTMENT. GOOD LUCK TO ALL!!!