

**2401 5 Avenue NW
Calgary, Alberta**

MLS # A2179096



\$4,999,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	950 sq.ft.	Age:	1947 (77 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.67 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Once in a lifetime opportunity to purchase this Prime West Hillhurst Location with over 2/3 of an Acre (29,250 SF+/-) 225' of Frontage with 130' of depth Fronting onto Grand Trunk Park, minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, and Bow River pathways. It is bounded by Memorial Drive to the south, 19th Street NW to the west, and Crowchild Trail to the east. Massive Development Potential to Rezone this half-block to Mixed-Use to match adjacent properties, ideal for high-density development. This Ideal Site is Flat land, free of power poles, perfect for streamlined construction and development. Rental Income from Six houses currently generating income while planning your development. SEE VIDEO TOUR!!