

1718 26 Avenue SE
Calgary, Alberta

MLS # A2163610



\$398,000

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|------------------|----------------------------|---------------|--------------------|
| Division: | Inglewood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 757 sq.ft. | Age: | 1912 (112 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | None, On Street | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|-----------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-C2 |
| Foundation: | Wood | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: N/A

****ATTENTION**** : DESIGNERS, INVESTORS, DEVELOPERS, RENTERS & FIRST TIME HOME BUYERS** Endless opportunities with the right Creativity & TLC - perfect handyman special in the highly sought after community of INGLEWOOD...With a forward thinking vision, this could be a very special property. Currently a simple, cute 757 sq.ft house sitting on a 2206 sq.ft lot - perfect for a single person or couple. It is becoming harder to own inner city land these days - RENOVATE - REBUILD - LIVE IN or RENT OUT... Why buy a small condo when you can buy a small Inner-city house with land instead? NO CONDO FEES! OWN YOUR OWN LAND! Home is Sold as-is. Let your creative juices flow...