

417 36 Avenue NW  
Calgary, Alberta

MLS # A2165918



**\$569,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	788 sq.ft.	<b>Age:</b>	1950 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** N/A

Attention Investors, builders and Developers: This is a prime opportunity to secure a valuable R-CG zoned parcel in the highly desirable Highland Park community. Featuring two registered lots, offering a versatile canvas for future development, subject to City of Calgary approval. The neighborhood showcases a charming mix of modern new builds and well-preserved older homes, creating a unique and appealing atmosphere. Offered for land value only, the property is sold as-is, where-is, with no warranties or representations. Highland Park is a coveted neighborhood offering convenient access to parks, schools, shopping, and public transportation. Confederation Park is only a five-minute drive away, while Nose Hill Park can be reached in just ten minutes. For those commuting, the location provides quick and easy routes to downtown, Centre Street, and Deerfoot Trail, all just moments away. Families will appreciate the proximity to top-rated schools such as James Fowler High School and Buchanan School, as well as nearby post-secondary institutions like SAIT and the University of Calgary. Recreation options abound with The Winston Golf Club, Fox Hollow Golf Course, and Confederation Golf Course just a short distance away. Popular attractions like the Bow River, Telus Spark Science Centre, and The Calgary Zoo are all within a 15-minute drive, further enhancing the appeal of this well-connected area. This property presents a rare opportunity for investors to take advantage of the growth and development potential in a prime location. Don't miss your chance!