



**DJ Golden**  
**REAL ESTATE**

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**2704 43 Street SW**  
**Calgary, Alberta**

**MLS # A2228599**



**\$939,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	H-GO
<b>Utilities:</b>	-

**Inclusions:** All window coverings, Shed

Generous size bungalow in Glenbrook with H-GO zoning. This 590 sq m lot sides onto 26 Ave and has an alley for easy development access. This zoning allows for higher density development options on this 64 ft x 100 foot lot. The house itself would be a great holding property while getting your plans submitted and approved by the City as the house is very livable and has been taken care of by the owner and good tenants over the years...3 bdrms up and 2 down , 4 pce bath up, 3 pce ensuite down. Large Recreation room and a massive double attached garage with shop...