



DJ Golden
REAL ESTATE

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5335 84 Street NE
Calgary, Alberta

MLS # A2101729



\$4,945,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,500 sq.ft.	Age:	1994 (30 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	23.05 Acres		
Lot Feat:	Irregular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	S-FUD
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

23.05+/- ACRES FUTURE DEVELOPMENT LAND WITH A BI-LEVEL ON THE PARCEL BESIDE THE NEW COMMUNITY OF HOMESTEAD! WITHIN CALGARY CITY LIMITS!!! CLOSE TO HIGHWAY 1 AND STONEY TRAIL! Bi-Level Home offering over 2600 SQ FT of living space with WALK-OUT BASEMENT! FANTASTIC INVESTMENT PROPERTY FOR DEVELOPERS/INVESTORS! This property is also great for those who want to live the country life while enjoying the facilities and amenities of the city of Calgary (due to its easy access to Stoney Trail and McKnight Blvd)! AMAZING POTENTIAL with this parcel! Property is currently tenant occupied and generating rent! GREAT VALUE! GREAT OPPORTUNITY!