



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

780-897-4003  
dj@djgolden.com

408 21 Avenue NE  
Calgary, Alberta

MLS # A2202292



**\$799,000**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | Winston Heights/Mountview |               |                   |
| <b>Type:</b>     | Residential/House         |               |                   |
| <b>Style:</b>    | Bungalow                  |               |                   |
| <b>Size:</b>     | 770 sq.ft.                | <b>Age:</b>   | 1946 (79 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached    |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard      |               |                   |

|                    |                                                |                   |      |
|--------------------|------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood                                       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                     | <b>Zoning:</b>    | M-C1 |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Storage                                        |                   |      |

**Inclusions:** None

This is a great potential development site, 6243 sq ft lot, current land use RC-G and falls within an H-GO corridor. This allows for many dense housing construction options. This current home on the site is a good holding property, as it has a legal basement suite, tenants are month to month and has generated \$2700 per month. Buy and hold or build now, these locations don't come available to purchase often. The neighboring property is also for sale MLS (A2202308) for a total of 13,475 sq ft of development land.