



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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6811 89 Avenue NE
Calgary, Alberta

MLS # A2227445



\$7,000,000

Division: Saddle Ridge

Type: Residential/House

Style: Acreage with Residence, Bungalow

Size: 1,185 sq.ft. **Age:** 1973 (53 yrs old)

Beds: 3 **Baths:** 1 full / 1 half

Garage: Double Garage Attached

Lot Size: 3.44 Acres

Lot Feat: Back Yard, Few Trees, Private, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: Full, Partially Finished

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: S-FUD

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: -

!!Builders/ Investor Alert !! An Excellent opportunity to own a 3.44 Acres rectangular parcel of re-development land in the heart of Saddleridge NE Calgary. This land could be easily sub divided into residential lots with city approval and build more than 2500 square feet house on each lots. The most of neighboring parcel of lands are developed or under development and no more land available after this parcel of land. There is a bungalow house in good condition with double attached garage on this land and tenants are paying \$2000/month . The house is sold in as is condition. This property is walking distance to YMCA, Genesis, Saddletowne LRT, Nelson Mandela School, and shopping Centre, 10 Minutes drive to airport , 20 minutes to Cross Iron Mills and downtown . Act right now to buy this land before it go.