

2019 52 Avenue SW
Calgary, Alberta

MLS # A2263993

\$989,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, See Remarks		

Inclusions: N/A

ATTENTION BUILDERS AND DEVELOPERS GREAT BUILDING LOT located in desirable North Glenmore Park. There is currently a bungalow on the property with a south exposed backyard and double garage. Prime location steps away from the Glenmore Aquatic Centre, the Glenmore Athletic Park (Tennis, soccer, baseball, football, and running track), and the Stu Peppard Arena at the end of the block! Close to golf courses, dog parks, Sandy Beach, Glenmore Reservoir (Calgary Rowing Club, Calgary Canoe Club), playgrounds, parks, bike trails, all level of schools, shopping, restaurants, and coffee shops. Super quiet street. Just a few minutes to downtown with great transit options! Don't miss out on this great opportunity, call today.