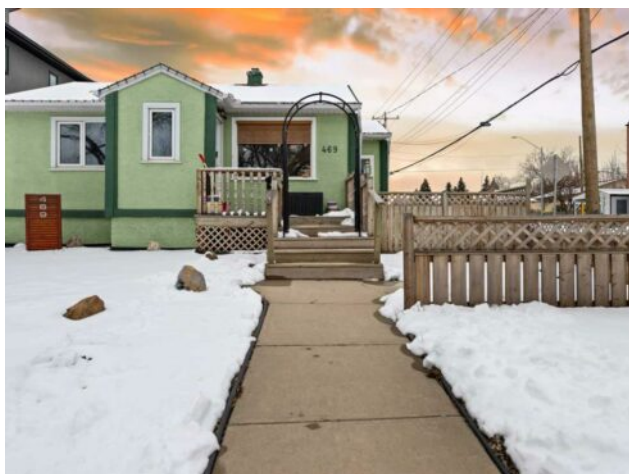


2214 4 Street NW
Calgary, Alberta

MLS # A2234750



\$899,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	734 sq.ft.	Age:	1943 (82 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air
Floors:	Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	See Remarks
Features:	No Animal Home, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NA

Exceptional opportunity for Builders and investors Corner lot in Mount Pleasant with Approved DP for 4 Rowhomes with LEGAL basement suites. Located in the highly sought after inner city community of Mount Pleasant . Well Maintained Bungalow with 2 bedrooms up, living room kitchen and full bathroom. Basement is finished . Single detached garage. Beautiful South facing backyard. Great holding property, priced to sell.