

Bedroom - Primary
Bedroom
Bedroom
4pc Ensuite bath

Main
Main
Basement
Basement

10`6" x 13`0"
8`9" x 12`1"
10`0" x 12`2"
5`0" x 6`7"

Bedroom
Bedroom
4pc Bathroom

Main
Basement
Main

8`2" x 12`1"
14`8" x 9`8"
10`5" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7004JK

Zoning:
R-CG

Remarks

Pub Rmks:

ATTENTION INVESTORS, DEVELOPERS AND BUILDERS! Rare Opportunity with an AMAZING location in the desirable community of VARSITY. Whether you are a investor, developer or builder, this property offers several redevelopment opportunities for future options. Zoned R-CG a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite. One of 2 side by side properties for a lot measuring 100 ft x 120 ft. The existing five-bedroom bi-level has been updated with a newer High Efficiency Furnace, a/c, newer shingles, siding. Interior updates include the hardwood, kitchen, bathrooms, flooring. PRIME lot location close to transit, shopping, medical and schools including the U of C. This home will make a great holding property if you're not ready to develop yet. Opportunities like this don't come up often! Call today to for more information! HOME IS being sold as part of a package with mls A2130306

Inclusions:
Property Listed By:

n/a
First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123