

Legal Desc: **3946N**

Remarks

Pub Rmks: **Attention Investors and Developers.R-CG Residential - Grade-Oriented Infill R-CG is a residential designation that is primarily for row housing/townhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite. Welcome to this vibrant inner city community - Crescent Heights. This R-CG corner lot is 142' long x 50' wide and in a fantastic location just 10 minutes to downtown. There is an oversized heated double garage and RV parking or room for 3 other vehicles. There is also another storage shed and a greenhouse. The 5 bedroom/2 bathroom home has a developed basement. This is an amazing opportunity to get into a neighborhood with excellent parks and greenspace in a super quiet location. Close to all amenities including SAIT, public transportation, shopping, schools, and 5 minutes to Crowchild trail, Deerfoot trail and only 15 minutes to the airport!**

Inclusions: **N/A**
Property Listed By: **Creekside Realty**

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