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710 5A Street NW
Calgary, Alberta

MLS # A2123831



\$499,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	Bungalow		
Size:	757 sq.ft.	Age:	1912 (112 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: 1 garage door opener and 1 controller

An extraordinary opportunity awaits with this remarkable offering of 8000 sq. ft. of M-/CG d72 development land nestled at the coveted corner location of Memorial Drive in Sunnyside. This parcel at 710 5a Street is to be sold alongside 612 Memorial Drive NW. Preliminary discussions with the City of Calgary indicate the potential minimum numbers of residential units to be built on 710 – 5A Street NW and 612 Memorial Drive NW are 2 and 3 respectively. Please consult with the City of Calgary to determine the current options for multi-family development. This character home offers 2 bedrooms, west facing sunporch, newer plumbing and a newer garage. Located close to Prince’s Island Park, Peace Bridge, Bow River pathways, Eau Claire, Kensington restaurants, shops and amenities. An excellent opportunity for investment and future development.