

**2401 5 Avenue NW**  
**Calgary, Alberta**

**MLS # A2171877**



**\$5,500,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	1947 (77 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Front Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Prime West Hillhurst Location 225' (this lot to be sold together with 5 adjacent properties total of 29,250 SF of Land) Fronting onto Grand Trunk Park, minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, and Bow River pathways. It is bounded by Memorial Drive to the south, 19th Street NW to the west, and Crowchild Trail to the east. Massive Development Potential to Rezone this half-block to Mixed-Use (MU-1F4.0H16) to match adjacent properties, ideal for high-density development or Build 20 luxury Town Homes with the current R-CG Zoning. This Ideal Site is Flat land, free of power poles, perfect for streamlined construction and development. Rental Income from Six houses currently generating income while planning your development.