

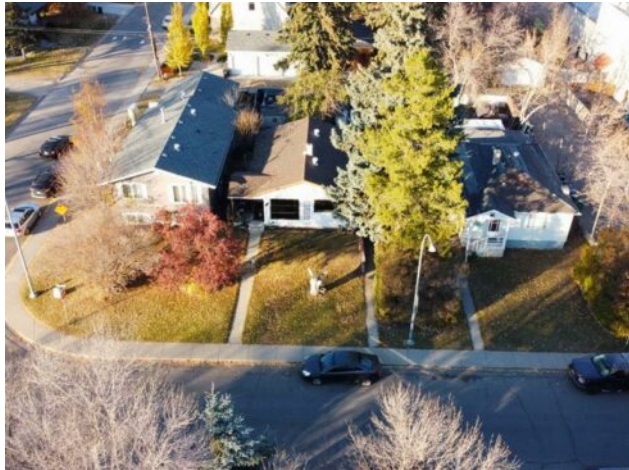


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

542 23 Avenue NW  
 Calgary, Alberta

MLS # A2176073



**\$2,400,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Corners Marked, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, See Remarks, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C@
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

ATTENTION DEVELOPERS and INVESTORS. #542 23rd Ave. N.W., being sold with 540, and 534 23rd Ave. N.W., and must be purchased together. Rare to find land assembly in Mount Pleasant, these 3 lots total 125' x 120' ( 15000 square feet), of M-C2 zoning. Land use bylaws are in supplements attached. The houses are being sold "AS-IS, WHERE-IS", land value. This excellent location is walking distance to Confederation Park, Mount pleasant Community amenities,. Close to schools, transit, shops, & restaurants, on 4th Street and 16th Avenue. Short commute to SAIT downtown, U. of C. ,Alberta Children's and Foothills hospitals. # 542, has separate entrance to non-conforming suite. The other bungalows not listed are 540, ( 935 sq. ft. A.G.), and 534, ( 902 sq. ft. A.G), which also has a non-conforming suite. Stellar location for MULTI-FAMILY development.