

PROPERTY FOR SALE

OFFICE OF
Land Servicing & Housing

BUILDING WITH PURPOSE

Contact

Maria Egan, BSc.
Sales Negotiator

T 403.268.8979
F 403.537.3099
Maria.Egan@calgary.ca

Office of Land Servicing
& Housing
6th Floor, 133 6 AV S.E.
Calgary, AB
T2G 4Z1

The properties are sold "as is". No warranties or guarantees apply. Environmental report(s) available to serious buyers. All sales are subject to corporate approval. The City reserves the right not to enter into a sale agreement. Details of The City's real estate sales process available through the lister.

2301 Sovereign Crescent S.W.



Property Highlights

- Located in the inner city community of Scarboro/Sunalta West
- Split level home constructed c 1960
- ±10,890 sq. ft. pie-shaped lot with city views
- ±1,555 sq. ft. home with 2 bedrooms, 1½ baths
- Close proximity to downtown, the new LRT station, Shaganappi Point Golf Course, bike and walking trails
- Attached garage
- Opportunity for redevelopment

\$750,000 o.b.o. (reduced by \$100,000)
Agents Protected

calgary.ca | contact 311

Onward/ We will continue to create a range of housing opportunities and choices



PROPERTY FOR SALE

OFFICE OF
Land Servicing & Housing

BUILDING WITH PURPOSE

Contact

Maria Egan, BSc.
Sales Negotiator

T 403.268.8979
F 403.537.3099
Maria.Egan@calgary.ca

Submit interest on
Purchaser Application
Form available at:

www.calgary.ca/realestate

The information provided herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

2301 Sovereign Crescent S.W.



Property Details

Legal Description: 1312699; 278;26

Community: Scarboro/Sunalta West

Site Area: ±10,890 sq. ft.

Land Use: R-C1 (Residential - Contextual One Dwelling)

Notes: Property to be sold by way of open submission process. Interested parties to submit a Purchaser Application Form to the representative listed herein, **by email or by pre-arranged hand delivery**, on or before 14:00 local time May 30, 2014.

Open House viewings will be held as follows;

- May 22, 2014, 12:30 p.m. – 1:30 p.m.
- May 29, 2014, Noon – 1 p.m.

calgary.ca | contact 311

PROPERTY FOR SALE

OFFICE OF
Land Servicing & Housing

BUILDING WITH PURPOSE

Contact

Maria Egan, BSc.
Sales Negotiator

T 403.268.8979

F 403.537.3099

Maria.Egan@calgary.ca

2301 Sovereign Crescent S.W.



Rear yard looking north east



Rear yard looking east



Living Room



Kitchen

calgary.ca | contact 311