

PROPERTY FOR SALE

OFFICE OF
Land Servicing & Housing

BUILDING WITH PURPOSE

Contact

Maria Egan, BSc.
Sales Negotiator

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Office of Land Servicing
& Housing
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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.

2303 Sovereign Crescent S.W.



Property Highlights

- Located in the inner city community of Scarboro/Sunalta West
- Large pie-shaped lot with city views. Site area $\pm 10,890$ sq. ft.
- $\pm 1,218$ sq. ft. home with 3 bedrooms and fully finished basement
- Constructed c. 1956 and recently renovated
- Hardwood floors
- Close proximity to downtown, the new LRT station, Shaganappi Point Golf Course, bike and walking trails
- Detached garage and car port
- Opportunity for redevelopment

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

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



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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 This offering may be altered or withdrawn at any time without notice.

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Property Details

Legal Description: 4165GO; 278;18
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.

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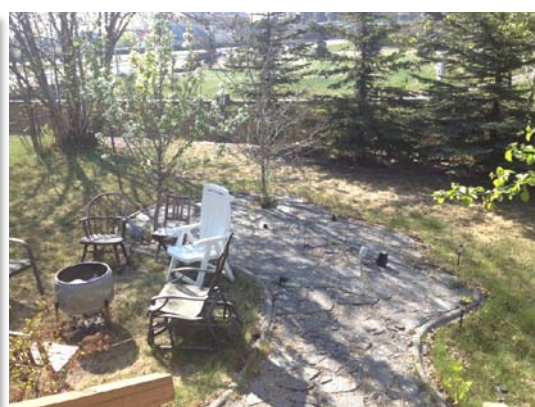
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2303 Sovereign Crescent S.W.



Rear yard looking east



Rear yard



Kitchen



Living Room

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