

# \$2,175,000 - 700 100 Street Southeast, Calgary

MLS® #A1113822

## \$2,175,000

5 Bedroom, 4 Bathroom, 3,150 sqft  
Commercial on 3.00 Acres

NONE, Calgary, Alberta

AMAZING OPPORTUNITY - 3.03 ACRES ZONED S-FUD WITHIN CALGARY CITY LIMITS amidst the expanding area of East Calgary. Located mid way between 16th Ave SE and 17th Ave SE, this parcel is perfect for many businesses. A very large home (over 3100 square feet) is set up as two separate living units, all on one floor offering 5 bedrooms, 4 bathrooms, and two separate kitchen and living areas. Garages include a heated triple attached and an oversized heated double detached being used as a workshop. This location offers great access to main transportation corridors. Several new residential communities are being built near by and the extension of Memorial Drive from 68th Ave SE will be coming close by and is underway. This parcel of land is perfectly situated to take advantage of the developing communities surrounding it. This is a nice dry parcel of land with services of a well, new septic and field and power and gas on the property. All of it is useable for a combined living/business opportunity. PERMITTED USES FOUND IN SUPPLEMENTS

Built in 1999

## Essential Information

MLS® #	A1113822
Price	\$2,175,000
Bedrooms	5



Bathrooms	4
Full Baths	4
Square Footage	3,150
Lot SQFT	131,987
Year Built	1999
Type	Commercial
Sub-Type	Mixed Use
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	700 100 Street Southeast
Subdivision	NONE
City	Calgary
Province	Alberta
Postal Code	T1X 0L4

### **Amenities**

Parking Spaces	10
Parking	220 Volt Wiring, Double Garage Detached, Garage Faces Front, Insulated, Oversized, Triple Garage Attached
# of Garages	5

### **Interior**

Goods Included	Open Floorplan
Appliances	Dishwasher, Garage Control(s), Refrigerator, Satellite TV Dish, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement Development	None
Basement Type	None

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Open Lot
Roof	Metal
Construction	Wood Frame
Foundation	Slab
Front Exposure	W

Frontage Metres 0.00M 0`0"

Site Influence Open Lot

### **Additional Information**

Zoning S-FUD District

### **Room Dimensions**

Dining Room 18`8 x 12`7

Kitchen 11`3 x 10`5

Living Room 19`11 x 17`5

Master Bedroom 14`3 x 11`0

Bedroom 2 10`6 x 9`3

Bedroom 3 10`7 x 8`8

Bedroom 4 10`10 x 9`10

### **Listing Details**

Listing Office CENTURY 21 BAMBER REALTY LTD.

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