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5335 84 Street NE  
Calgary, Alberta

MLS # A2101729



**\$4,945,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,500 sq.ft.	Age:	1994 (30 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	23.05 Acres		
Lot Feat:	Irregular Lot, Views		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** S-FUD

**Utilities:** -

**Inclusions:** N/A

23.05+/- ACRES FUTURE DEVELOPMENT LAND WITH A BI-LEVEL ON THE PARCEL BESIDE THE NEW COMMUNITY OF HOMESTEAD! WITHIN CALGARY CITY LIMITS!!! CLOSE TO HIGHWAY 1 AND STONEY TRAIL! Bi-Level Home offering over 2600 SQ FT of living space with WALK-OUT BASEMENT! FANTASTIC INVESTMENT PROPERTY FOR DEVELOPERS/INVESTORS! This property is also great for those who want to live the country life while enjoying the facilities and amenities of the city of Calgary (due to its easy access to Stoney Trail and McKnight Blvd)! AMAZING POTENTIAL with this parcel! Property is currently tenant occupied and generating rent! GREAT VALUE! GREAT OPPORTUNITY!