

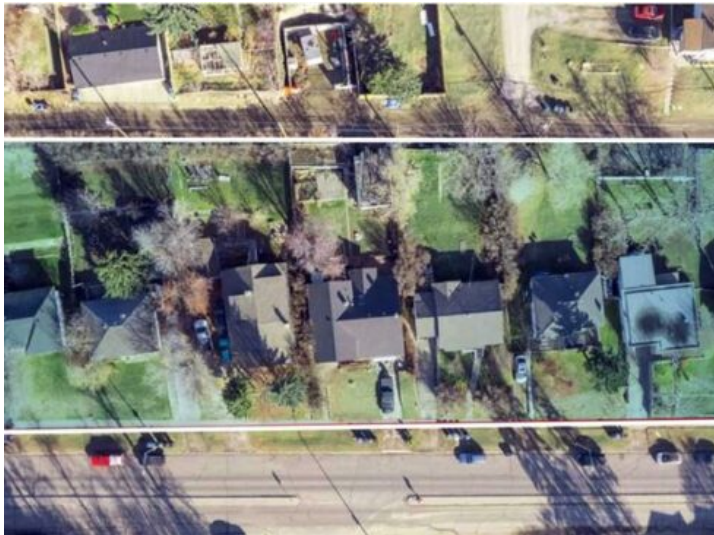


GRASSROOTS
REALTY GROUP

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**48 Mission Road SW
Calgary, Alberta**

MLS # A2215980



\$10,800,000

Division: Parkhill

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: DC

Water: -

Sewer: -

Utilities: -

Click brochure link for more details. Developers / Investors Alert! A rare land assembly opportunity in Calgary's central zone — featuring 9 contiguous adjacent lots now offered for sale. Lots are 48, 54, 58, 62, 66, 70, 76, 82, and 86 Mission Road SW. This is a truly exceptional investment opportunity, ideally suited for multi-unit residential or commercial development. Located in the highly sought-after Parkhill community in southwest Calgary, near Mission Road, this inner-city site offers outstanding redevelopment potential in a prime urban location. Total Land Area: Approx. 1.36 acres / 59,241 sq.ft. (approx. 5,503 square meters) Lot Dimensions: Approx. 144 meters frontage × 38 meters depth Zoning: M-H1 / Direct Control (DC) Floor Area Ratio (FAR): 4.0 Maximum Building Height: 26 meters Possession: Immediate possession available LRT Access: Just a short 500-meter walk to the nearest LRT station This is a prime opportunity for visionary developers to secure a large-scale redevelopment site in one of Calgary's most vibrant and centrally connected communities!