



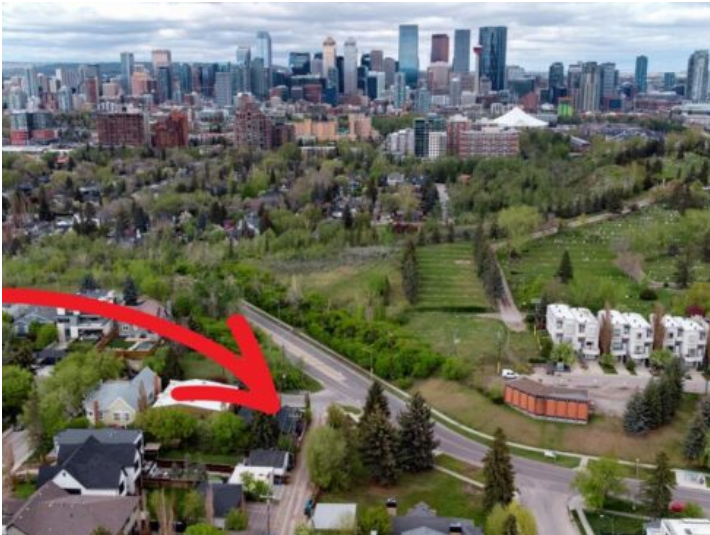
GRASSROOTS

REALTY GROUP

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**121 & 127 Mission Road SW
Calgary, Alberta**

MLS # A2220413



\$1,799,999

Division: Parkhill

Lot Size: 0.28 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

An unparalleled development opportunity in Calgary's coveted inner-city enclave of Parkhill—this rare 12,249 sq ft lot assembly at 121 and 127 Mission Road SW offers exceptional potential in one of the city's most sought-after locations. This bare land site is ideally suited for a range of multi-unit development options, including rowhouses and townhomes (subject to City approval). The size and layout of the assembly provide the flexibility and scale required for impactful, high-quality urban infill. Positioned along Mission Road SW, the property is surrounded by upscale new construction and enjoys immediate access to Stanley Park, the Elbow River pathway system, downtown Calgary, Mission's vibrant commercial corridor, and the 39 Avenue CTrain station. Its elevated positioning offers excellent sun exposure and potential for impressive city or river views. With no existing structures, this site is fully cleared and ready for construction. It is a standout opportunity for builders or investors looking to develop in one of Calgary's most established and space-limited inner-city communities. Contact us today for more information, full site details, or to explore development options tailored to this rare offering.