



**GRASSROOTS**  
REALTY GROUP

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211 25 Avenue SW  
Calgary, Alberta

MLS # A2222727



**\$1,950,000**

|            |                                                                       |
|------------|-----------------------------------------------------------------------|
| Division:  | Mission                                                               |
| Lot Size:  | 0.20 Acre                                                             |
| Lot Feat:  | Cleared, Few Trees, Near Public Transit, Near Shopping Center, Open L |
| By Town:   | -                                                                     |
| LLD:       | -                                                                     |
| Zoning:    | M-H2                                                                  |
| Water:     | -                                                                     |
| Sewer:     | -                                                                     |
| Utilities: | -                                                                     |

Property is currently C/S but subject to a 72 hour first right of refusal clause. Arguably the best inner city location out there. This level, fully cleared lot is situated in the heart of the vibrant Mission District, featuring city views of the skyline and a short walking distance to the shops along fourth street. With 67' frontage and a depth of 130', the site is 8,650 SF total and zoned M-H2 with no maximum density and a total building size potential of 43, 250 SF. Zoning allowance permits multi-residential high density medium rises, with apartment buildings that vary from 4-15 storeys. Explore an already approved Development Permit for a 10 storey building with 39 units, or get creative and build something entirely new. This is the ideal opportunity to invest in one of Calgary's most attractive inner city neighbourhoods. Mission is well known for favouring density and development, and is a highly desirable destination where people love living, due to its walkability, proximity to green space, river pathways, Stampede, ample parking, transit access, and trendy retail. The site is situated along a pedestrian-oriented corridor steps from the Elbow River pathway system, a couple of blocks from the amenities along Fourth Street, and mere minutes to the Erlton C- train Station and Calgary Stampede Grounds.