



**GRASSROOTS**  
REALTY GROUP

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1711, 1715 92 Avenue SW  
Calgary, Alberta

MLS # A2272863



**\$800,000**

Division: Pump Hill

Lot Size: 0.15 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RC-G

Water: -

Sewer: -

Utilities: -

This is a rare opportunity for vacant land in the established and sought-after community of Pump Hill in SW Calgary. This large lot is the perfect canvas for your next project with 80 feet of frontage on 92nd avenue divided into two 40 foot lots - listing includes two titled 40 foot lots that combine for an approximate total square footage of 6,600ft<sup>2</sup>. This vacant lot offers numerous design options with a wide 80 foot cross section and features a private south exposed rear yard surrounded by mature trees. A five minute walk from this property offers access to the Glenmore Landing Shopping Center, Calgary JCC recreation facility (with gym and swimming pool), and South Glenmore Park with access to the City of Calgary Pathway system connecting to the Elbow and Bow River Pathways, Downtown Calgary, and Fish Creek Provincial Park. This location also features incredible access to Calgary Transit with multiple bus routes and Max Yellow BRT with direct service to Rocky View General Hospital, Mount Royal University and Downtown Calgary. For vehicle travel, Pump Hill offers quick access to the City of Calgary ringroad and major SW arteries leading to the inner city.