



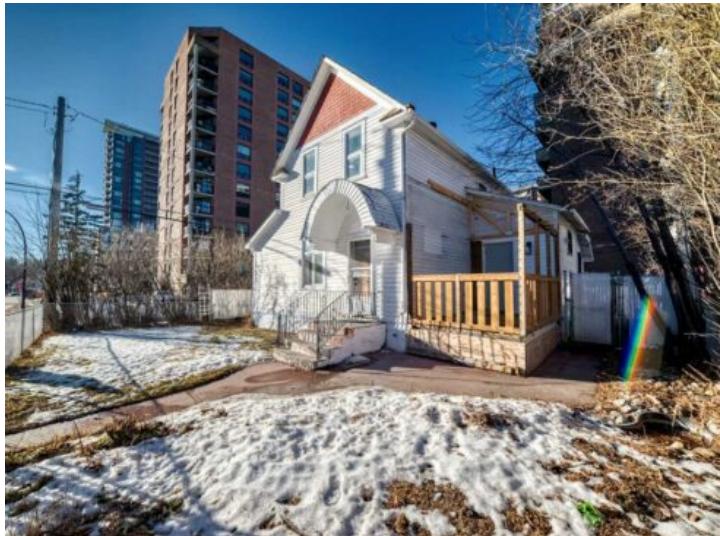
GRASSROOTS
REALTY GROUP

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**1407 12 Street SW
Calgary, Alberta**

MLS # A2279516



\$1,800,000

Division: Beltline

Lot Size: 0.10 Acre

Lot Feat: Back Yard, Corner Lot, Front Yard, Lawn, Near Public Transit, Near Sho

By Town: -

LLD: -

Zoning: CC-MH

Water: -

Sewer: -

Utilities: -

Prime redevelopment opportunity in Calgary's highly sought-after Beltline. This CC-MH zoned parcel offers exceptional flexibility, allowing for mid-rise to high-rise development in one of the city's most vibrant urban communities. The property currently features a residential house, providing interim holding potential while plans are prepared. Surrounded by established amenities, transit, retail, and downtown employment, this site is ideal for developers or investors looking to capitalize on strong inner-city demand. This is to be sold as a land assembly with 1403 12 ST SW.