



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**68 7 Street NE**  
**Calgary, Alberta**

**MLS # A2280640**



**\$489,900**

---

**Division:** Bridgeland/Riverside

---

**Lot Size:** 0.07 Acre

---

**Lot Feat:** -

---

**By Town:** -

---

**LLD:** -

---

**Zoning:** DC

---

**Water:** -

---

**Sewer:** -

---

**Utilities:** -

**OPPORTUNITY KNOCKS!** Vacant lots don't come up often! This premium parcel of land in the heart of Bridgeland, one of Calgary's most vibrant and sought-after inner-city communities. The unbeatable location is just steps away from multiple parks, local shops, cafes, restaurants, the Bow River, and extensive pathway systems. This prime lot is surrounded by a dynamic mix of character homes, modern infills, and thriving local businesses, making it an outstanding option for savvy buyers looking to build/invest, looking to capitalize on Bridgeland's strong demand and future growth. The location offers excellent connectivity with quick access to downtown Calgary, public transit, Calgary Zoo, TELUS Spark, and more! This property is 25ft x 120ft offering strong development potential and endless possibilities, whether for residential, mixed-use, or a custom project that complements the established streetscape (subject to city approvals). A truly outstanding inner-city land offering in a proven, high-demand community—bring your vision to life in one of Calgary's most desirable neighborhoods.