



GRASSROOTS
REALTY GROUP

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**1162 Killdeer Close
Didsbury, Alberta**

MLS # A2284617



\$125,000

Division: NONE

Lot Size: 0.11 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R2

Water: -

Sewer: -

Utilities: -

This fully serviced, R2-zoned pie-shaped lot is situated on a quiet cul-de-sac in a fully developed and established neighbourhood in Didsbury. With side lane access and the potential to support a walk-out residential dwelling, the lot offers flexibility in both design and functionality. The R2 zoning allows for additional residential possibilities, including the option for a legal basement suite (subject to municipal approval), creating an excellent opportunity for a mortgage helper or multi-generational living arrangement. Located in a welcoming small-town community with parks, schools, local amenities, and convenient access to Calgary and the Rockies this property provides a practical and versatile foundation for your next build!