

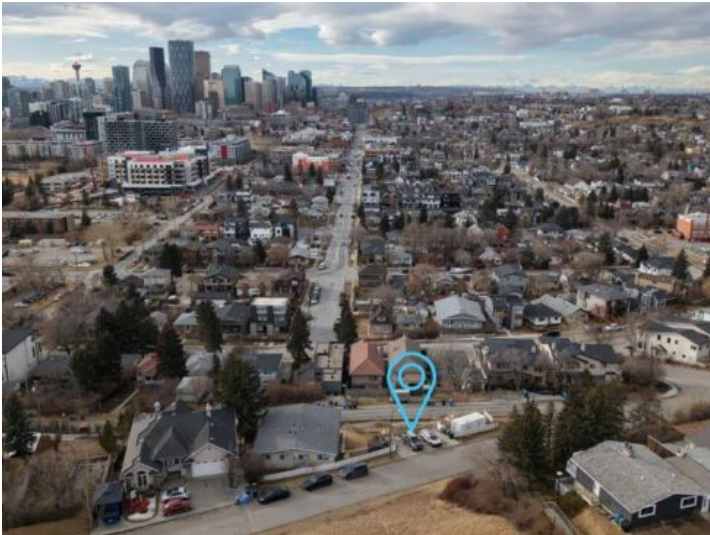


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**205 Thomson Avenue NE
Calgary, Alberta**

MLS # A2286173



\$649,990

Division: Bridgeland/Riverside

Lot Size: 0.06 Acre

Lot Feat: City Lot, No Neighbours Behind, Rectangular Lot

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Skip the search for a home that almost fits your vision and build exactly what you want. Bridgeland/Riverside is consistently recognized as one of the top communities in Calgary for a reason. This is a neighborhood defined by its vibrant energy and a level of accessibility that is simply unmatched. This premier hillside lot is the perfect foundation for an elevated urban lifestyle. Positioned on the side of the hill, the property offers incredible views of the downtown skyline. You are exactly seven minutes from the heart of the city, with immediate access to the Bow River pathways and local green spaces. Everything you need is within walking distance: top rated schools, local boutiques, and some of the best culinary experiences in Calgary. For the golfer, you are perfectly situated between the Inglewood Golf Course and The Winston Golf Club. The groundwork for your project has already begun. The property is fully serviced with a 1" water line and sanitary connection brought into the lot, a built-in value of approximately \$35,000 that eliminates a significant cost and complexity from your build. A development permit application featuring a vision from Aston Morrone Designs is currently in the approval process with the City of Calgary. These plans were drafted specifically to capitalize on the unique hillside topography and those stunning cityscape views. Whether you are a builder looking for a standout project or a future homeowner ready to create a legacy, this is a rare opportunity to secure a premier site in a prestigious inner city enclave. To walk the site and review the current development plans from Aston Morrone Designs, contact me today for a private tour. Let's discuss how you can leverage the work already in motion to build something truly exceptional.