



**GRASSROOTS**  
REALTY GROUP

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6519 36 Avenue NW  
Calgary, Alberta

MLS # A2295054



**\$599,900**

Division: Bowness

Lot Size: 0.16 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Prime R-CG Redevelopment Lot in Bowness | Cleared & Build-Ready! Exceptional opportunity to acquire a fully cleared, rectangular lot in the highly desirable community of Bowness (NW Calgary). This is a land-only property (no structure), already demolished—saving significant time and costs for builders and investors. Zoned Residential & Grade-Oriented Infill (R-CG) and located within a Multi-Family (MFY) influenced area, this property offers excellent potential for duplex, rowhouse, or multi-unit development (subject to City approval). The lot offers approximately 629 sq.m (~6,770 sq.ft) with a functional rectangular layout, ~30 ft frontage, and rear lane access, along with a registered 6.0 m access right-of-way—providing flexibility for garage development, parking, and efficient site planning. Situated on 36 Avenue NW, the property is surrounded by established homes and ongoing redevelopment, making it ideal for builders and investors looking to capitalize on a growing inner-city community. Close to schools, parks, transit, shopping, and major roadways, offering strong future resale and rental appeal. A rare opportunity to secure a build-ready infill lot in one of Calgary's evolving neighborhoods.