



**GRASSROOTS**

REALTY GROUP

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**3816 Parkhill Place SW**  
**Calgary, Alberta**

**MLS # A2303224**



**\$499,900**

**Division:** Parkhill

**Lot Size:** 0.07 Acre

**Lot Feat:** Back Lane, City Lot, Cleared

**By Town:** -

**LLD:** -

**Zoning:** M-C1

**Water:** -

**Sewer:** -

**Utilities:** -

Exceptional M-C1 zoned development opportunity in a highly desirable inner-city location. This premium lot comes with approved plans for a four-storey boutique building with a full basement, and a Development Site Servicing Plan (DSSP) already submitted to the City—offering a streamlined path to construction. Envision a sophisticated fourplex or an upscale multi-unit residence designed to attract quality long-term tenants and deliver strong, consistent returns. This is a rare chance to secure a thoughtfully planned project in a sought-after neighbourhood, ideal for seasoned developers or those looking to establish a signature build. Detailed architectural drawings and plans are available through your REALTOR® in the supplements. Private consultations and site viewings are available upon request, 1908 built house is still there but seller will demolish the house before closing, If buyer want to keep house as is will be negotiate. Perfectly positioned less than 10 minutes from the city centre, with convenient access via Macleod Trail and 38 Avenue, this location offers both connectivity and lifestyle appeal.