



GRASSROOTS
REALTY GROUP

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308 46 Avenue SW
Calgary, Alberta

MLS # A2315133



\$1,399,000

Division: Elboya

Lot Size: 0.18 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Rare opportunity to acquire a completely shovel-ready inner-city development site in a highly desirable SW Calgary corridor. This 50ft x 120ft RCG-zoned CORNER lot offers an unmatched advantage for builders and developers looking to bypass municipal backlogs and break ground immediately upon closing. All structural legwork has been completed and is included in the sale: fully approved Development and Building Permits (DP/BP), paid City Levies, and complete architectural design drawings by JTA Design. The approved project maximizes the lot's density with a premium 8-unit configuration, consisting of four above-grade rowhouses and four legal basement suites. The land is cleared, prepped, and entirely ready for demolition and site prep. Skip the lengthy approval delays and start building on day one. Full due diligence package, including approved permit drawings, is available upon request.