



**GRASSROOTS**  
REALTY GROUP

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1931 28 Avenue SW  
Calgary, Alberta

MLS # A2316389



**\$775,000**

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**Division:** South Calgary

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**Lot Size:** 0.09 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** R-CG

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Rare redevelopment opportunity in sought-after Marda Loop positioned on one of the highest elevation points in the community with breathtaking downtown skyline views from EVERY level. This 31.35 ft premium build-ready lot, offering a rare turnkey development opportunity while saving significant time, cost, and complexity. Fully rezoned for a luxury detached homes with Development Permits approved and architectural drawings available, this is a true shovel-ready project with the previous structure already removed. Approved plans feature a striking modern 3-storey residences, each offering approximately 2,900 sq.ft above grade and thoughtfully designed for today's luxury inner-city market. Proposed homes include expansive open-concept layouts maximizing natural light and skyline exposure, large view-facing balconies, floor-to-ceiling windows, and attached 3-car tandem garages. The elevated positioning and unobstructed city views create a standout luxury product rarely available in Calgary's inner-city market. One of the last undeveloped opportunities remaining on the street, this property offers exceptional potential for builders, developers, and investors looking to move quickly on a premium project in one of Calgary's most desirable communities. Estimated resale values are projected in the \$2M-\$2.2M+ range per home depending on final finishes. Incredible location close to parks, schools, shopping, restaurants, and all the amenities Marda Loop has to offer.