



**GRASSROOTS**

REALTY GROUP

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**1018 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2316476**



**\$599,900**

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**Division:** Mount Pleasant

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**Lot Size:** 0.10 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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Attention builders, investors, and developers - this is the opportunity you've been waiting for. Located in the established inner-city community of Mount Pleasant, 1018 17 Avenue NW presents a prime R-CG zoned lot with solid development potential. The existing dwelling holds no value and is included as-is, where-is. This property is being sold for lot value only, giving the right buyer a clean slate to bring their vision to life. Mount Pleasant is a mature, tree-lined community just minutes from downtown Calgary, with easy access to 16 Avenue, 10 Street NW, SAIT, Confederation Park, and all the amenities the inner city has to offer. Development lots in established inner-city neighbourhoods are increasingly hard to find - this is your chance to secure one.