



GRASSROOTS
REALTY GROUP

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1715 31 Avenue SW
Calgary, Alberta

MLS # A2316769



\$1,350,000

Division:	South Calgary		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,979 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Call seller directly

Click brochure link for more information. With incredible resale potential, this exceptionally located property in the sought-after Marda Loop area in Calgary is fully project-ready. With approved development permits and architectural drawings available, this 6,253 sq. ft. lot has countless options including investment holding, building a custom high-end home, or renovation. With the necessities to build custom luxury, semi-detached homes, this home has great crowd-potential. Already alongside numerous other new luxury constructions, this lot already positions itself for a premium infill value. The approved plans feature 3-storey residences with approximately 2,979 sq.ft of living space above grade with a walkout basement and pneumatic elevator. The pre-designed homes include open-concept layouts, 2 large balconies, 2 offices, floor-to-ceiling windows, and detached 2-car garages. Properties like this are hidden gems in infill-rich inner-city market. Such a sizeable lot produces endless architectural potential in Mardaloop's reputation for high appreciation and upscale lifestyle amenities. Ideally positioned minutes from downtown Calgary, bus transit, schools, parks, shopping hubs, diverse cuisines, transit, and Crowchild Trail, this is a rare opportunity to secure an upscale package in a premium South Calgary community. Such a home possesses long-term value and extraordinary versatility that makes development even more effortless.