

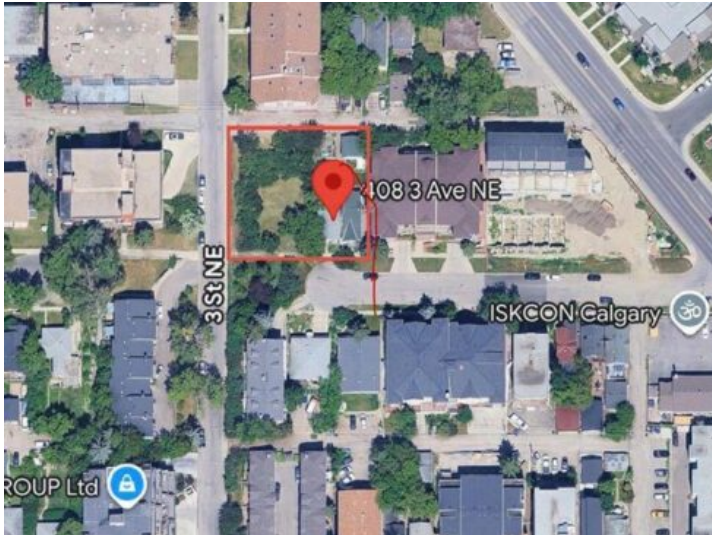


GRASSROOTS
REALTY GROUP

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404-406-408 3 Avenue NE
Calgary, Alberta

MLS # A2317509



\$1,599,000

Division: Crescent Heights

Lot Size: 0.27 Acre

Lot Feat: Corner Lot, Cul-De-Sac

By Town: -

LLD: -

Zoning: MC2

Water: -

Sewer: -

Utilities: -

Rare inner-city land assembly offering unobstructed downtown skyline views from every future level. This 100' x 120' corner site is zoned M-C2 and presents an exceptional redevelopment opportunity with potential for a 4-5 storey apartment building (subject to all required approvals). Preliminary concepts have explored approximately 31-38 units with two levels of underground parking and an estimated 35-36 stalls. The property benefits from a sloped topography that maximizes city views and supports attractive rental-oriented development potential. An outstanding opportunity for developers and investors seeking density, skyline views, and a prime inner-city location.