



GRASSROOTS

REALTY GROUP

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217 20 Avenue NW
Calgary, Alberta

MLS # A2320894



\$469,999

Division: Tuxedo Park

Lot Size: 0.07 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

TUXEDO PARK GOLDMINE | R-CG INFILL LOT | 7.62 m x 38.21 m / 25 ft x 125 ft | BUILD YOUR NEXT SIGNATURE PROJECT!
Unlock the potential of Tuxedo Park with this rare inner-city infill opportunity! Situated on a prime 7.62 m x 38.21 m lot, approximately 25 ft x 125 ft, with a total lot size of about 291 sq. m / 3,135 sq. ft, this property offers the perfect canvas for builders, investors, and developers looking for their next standout project. Featuring highly desirable R-CG zoning, this lot provides exciting redevelopment potential, including possible rowhouse-style or multi-unit residential options, subject to City of Calgary approval. Located in one of Calgary's most convenient and fast-evolving communities, the property offers the ideal combination of location, flexibility, and long-term upside. Surrounded by revitalization and new infill development, this parcel is close to downtown Calgary, SAIT, Confederation Park, schools, transit, shopping, restaurants, and major commuter routes. Bring your vision, maximize the zoning, and transform this prime Tuxedo Park parcel into something exceptional. Buyer to verify zoning, measurements, lot size, development options, and permitting requirements with the City of Calgary.