



GRASSROOTS
REALTY GROUP

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2104 26 Avenue SW
Calgary, Alberta

MLS # A2322980



\$1,150,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,744 sq.ft.	Age:	1950 (76 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating: Forced Air, See Remarks

Floors: See Remarks

Roof: Asphalt Shingle, See Remarks

Basement: None

Exterior: See Remarks, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: MU-2 f1.0h10

Utilities: -

Inclusions: N/A

Land value only! Outstanding 8,189 SF corner-lot mixed-use redevelopment opportunity in the heart of Richmond. This premium lot offers exceptional exposure, strong development fundamentals, and rare inner-city positioning. Surrounded by established communities, steps from schools, parks, shopping, and vibrant urban amenities, with seamless access to major roadways and transit. A high-potential investment opportunity in one of Calgary's most desirable inner-city locations.