

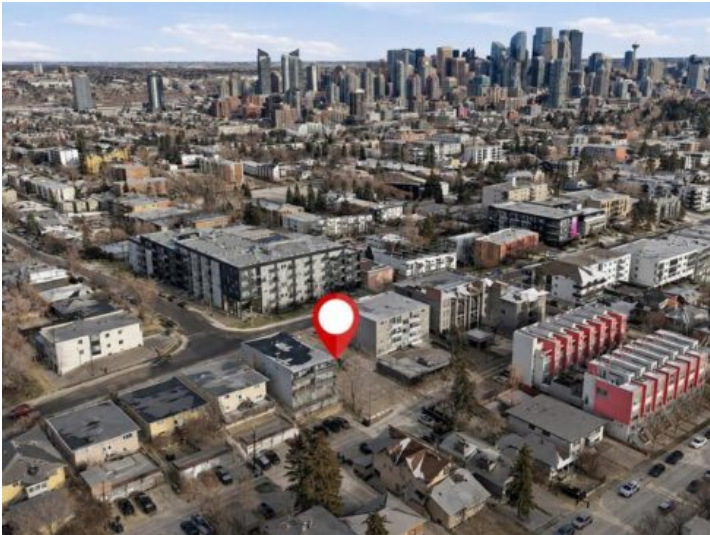


GRASSROOTS
REALTY GROUP

587-777-7276
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1819 26 Avenue SW
Calgary, Alberta

MLS # A2324954



\$1,015,000

Division: South Calgary

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: CAL Zone CC

Water: -

Sewer: -

Utilities: -

Prime M-C2 inner-city development opportunity in Marda Loop / South Calgary. • 50' x 125' lot with outstanding potential for builders, investors, and developers. • M-C2 zoning supports multi-residential development, with a maximum FAR of 2.5, subject to City of Calgary rules. • Seller-provided approved DP information is available. • Excellent central location close to shops, restaurants, parks, schools, transit, and quick access to downtown. Existing structure is sold as-is where-is.