



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

805 12 Avenue SW
Calgary, Alberta

MLS # A2330009



\$2,500,000

Division: Beltline

Lot Size: 0.23 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: DIRECT CONTROL (DC) - Byl

Water: -

Sewer: -

Utilities: -

805 12 Avenue SW presents a rare opportunity to acquire a 10,086 SF development site in Calgary's Beltline, one of the city's most established highest-density residential neighborhoods. The site is ideally positioned for a high-rise residential development within a rapidly intensifying urban corridor, surrounded by existing and planned multifamily projects, and further benefits from its prime location just north of 17th Avenue SW, offering immediate access to retail amenities, public transit, and the downtown core. Well-located inner-city development sites remain limited, creating strong demand from experienced developers seeking to capitalize on the area's ongoing urban intensification. The property also benefits from existing design concepts and preliminary feasibility work, providing a purchaser with a strong foundation to advance planning and potentially accelerate development timelines.