



GRASSROOTS
REALTY GROUP

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1703 32 Street SW
Calgary, Alberta

MLS # A2330355



\$1,399,999

Division:	Shaganappi		
Type:	Residential/House		
Style:	Bungalow		
Size:	951 sq.ft.	Age:	1951 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Other	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Metal, Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Storage		

Inclusions: stove, refrigerator

Prime redevelopment opportunity in sought-after Shaganappi — a rare large land assembly with 100 feet of frontage to a corner in an unbeatable inner-city location. This site offers exceptional potential for builders, developers, and investors looking to capitalize on one of Calgary's most desirable redevelopment communities. Quick access to 17th Avenue & Bow Trail provides seamless connectivity to main roads. Opportunities to secure premium lots in locations like this are increasingly limited. Must be purchased with the land next door.