



GRASSROOTS
REALTY GROUP

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2624 Granville Street SW
Calgary, Alberta

MLS # A2335461



\$850,000

Division: Glendale

Lot Size: 0.11 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: H-GO

Water: -

Sewer: -

Utilities: -

~WATCH THE FULL YOUTUBE VIDEO~ An exceptional INNER-CITY CALGARY DEVELOPMENT OPPORTUNITY in the established and highly desirable community of Glendale. Welcome to 2624 Granville Street SW, a 50' x 100' cleared and fenced development site where much of the time-consuming work has already been completed. With H-GO zoning already in place, an APPROVED AND TRANSFERABLE DEVELOPMENT PERMIT FOR A FOURPLEX, plus the architectural and engineering drawings included, this is an outstanding opportunity for builders, developers and investors looking to move forward without starting the planning process from scratch. What makes this property particularly compelling is the combination of location, approvals and development potential. The existing structure has already been removed, allowing the next owner to focus on advancing the approved project rather than spending valuable time navigating demolition and initial design. In a development environment where carrying costs and approval timelines matter, this property offers the opportunity to save significant time and accelerate your path toward construction. Located in Glendale, one of Calgary's established southwest inner-city communities, the property offers convenient access to downtown Calgary, major transportation routes, transit, schools, parks, shopping and everyday amenities. Its mature neighbourhood setting and proximity to the Westbrook LRT Station and Westbrook Mall further enhance the appeal for future residents and help support the long-term potential of the finished development. Whether you are an experienced Calgary infill builder, a developer searching for your next multi-residential project, or an investor looking for strategically located Calgary development land, opportunities with this level of preparation are increasingly difficult to find. The zoning is in place. The Development Permit is approved. The plans are completed. The site is cleared. Skip months of upfront planning and take advantage of a development opportunity that is already well down the road.