



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4607 14A Street SW
Calgary, Alberta

MLS # A2339589



\$1,775,000

Division: Altadore

Lot Size: 0.17 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

An exceptional opportunity to create a truly special residence in one of Calgary's most coveted inner-city locations. 4607 14A Street SW offers a rare, oversized homesite directly facing River Park, with beautiful park outlooks and views toward downtown Calgary. Measuring approximately 69 feet wide by 110 feet deep, this impressive lot provides the space and frontage to accommodate a substantial custom estate home while taking full advantage of its remarkable setting. Opportunities of this size and location along River Park are increasingly difficult to find. Step outside your future front door and enjoy immediate access to River Park and Calgary's extensive pathway system, with Sandy Beach Park just a short walk away. Also nearby is Glenmore Athletic Park, offering an outstanding collection of recreational amenities including the Glenmore Aquatic & Fitness Centre, athletic tracks and fields, tennis facilities, baseball diamonds, velodrome and new arena facilities. Located in highly desirable Altadore, the property offers an exceptional combination of park-front living, inner-city convenience and proximity to Marda Loop, excellent schools, restaurants, shops and services, while remaining only minutes from downtown. A Development Permit Survey has been completed, and the house has been demolished, providing a valuable head start for purchasers considering the design of their future home.