



GRASSROOTS
REALTY GROUP

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1902 33 Avenue SW
Calgary, Alberta

MLS # A2342322



\$999,000

Division: South Calgary

Lot Size: 0.14 Acre

Lot Feat: City Lot

By Town: -

LLD: -

Zoning: R-C2

Water: -

Sewer: -

Utilities: -

Prime R-C2 inner-city development opportunity in Marda Loop / South Calgary • 50' x 125' corner lot with outstanding potential for builders, investors, and developers. R-C2 allows the redevelopment of single-detached, semi-detached, and duplex homes. Homes may include a secondary suite or backyard suite. Excellent central location close to shops, restaurants, parks, schools, transit, and quick access to downtown. Existing structure is sold as-is where-is. Sold as land value.