

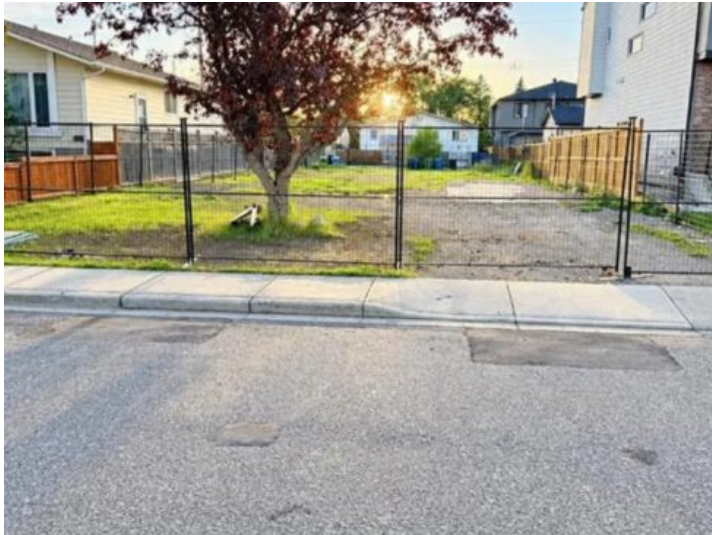


GRASSROOTS
REALTY GROUP

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4647 79 Street NW
Calgary, Alberta

MLS # A2347453



\$899,999

Division: Bowness

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

ATTENTION BUILDERS AND INVESTORS! 50' x 123' lot with a conditionally approved DP for a 4-plex (4 + 4 legal basement suites). The house has been demolished, and the asbestos removal has been completed. DSSP, off-site levy has been paid. The current zoning allows for a 4-plex with basement suites. The lot is surrounded by new builds, faces a park, and is located directly across from Bowness High School. A great opportunity for builders looking for a development-ready site in Bowness.