



GRASSROOTS
REALTY GROUP

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1830 Sarcee Trail NW
Calgary, Alberta

MLS # A2061424



\$12,000,000

Division: Bowness

Lot Size: 39.01 Acres

Lot Feat: See Remarks

By Town: -

LLD: 26-24-2-W5

Zoning: S-FUD

Water: -

Sewer: -

Utilities: -

Spectacular inner city development parcels with River and Downtown views in two titles for a total of 39.01 acres. There are two contiguous parcels; 1830 Sarcee Trail at 34.75 acres, 1016 Short Road at 4.26 acres. Bordered on the south by Edworthy park with all it has to offer. The property is now readily accessed off Sarcee Trail or Naa Drive traffic circle. Comprised of both flat and hillside portions the options for development are considerable. The views from the property are significant and the location on the edge of the Bow River makes this a one of a kind property. And it provides ready access to Trinity Hills, Foothills and Childerens Hospitals, quick out of town access and soon the complete ring road access. Ideal for development or an inner city sanctuary.