

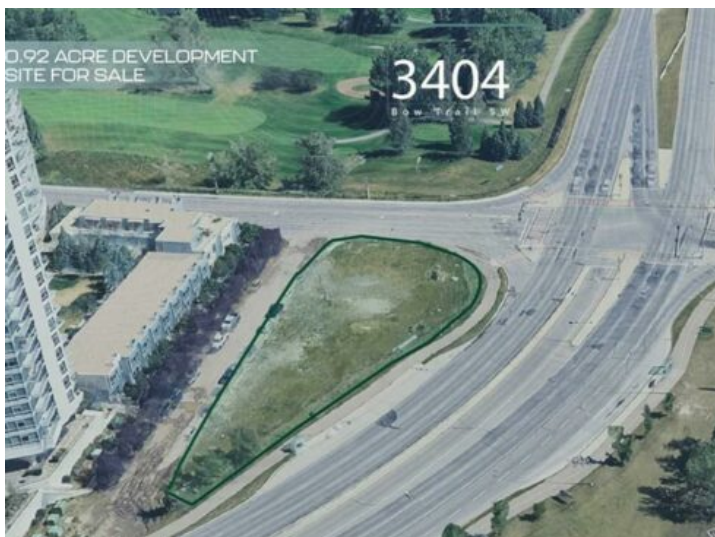


**GRASSROOTS**  
REALTY GROUP

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**3404 Bow Trail SW**  
**Calgary, Alberta**

**MLS # A2213750**



**\$3,400,000**

**Division:** Spruce Cliff

**Lot Size:** 0.92 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** MU-1

**Water:** -

**Sewer:** -

**Utilities:** -

Click brochure link for more details. Strategically situated in a prime location, this site offers high-visibility and exposure to Bow Trail, making it a rare opportunity for investors and owner-users seeking a prime development site.