



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

719 55 Avenue SW
Calgary, Alberta

MLS # A2216299



\$825,000

Division: Windsor Park

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Prime Development Opportunity in Windsor Park An exceptional opportunity to build in one of Calgary's most desirable inner-city neighbourhoods. This vacant, shovel-ready 50' x 120' south-facing lot sits on a quiet, tree-lined street in Windsor Park and offers R-CG Residential Grade-Oriented Infill zoning. This flexible zoning supports a variety of building options: including rowhouses, detached, side-by-side, or duplex homes, with potential for secondary suites. No demolition or asbestos removal required, just bring your vision and build. Enjoy a walkable, active lifestyle steps from Stanley Park and Riverdale Park, with access to tennis courts, an outdoor pool, river pathways, and playgrounds. You're also minutes from Britannia Plaza, Mission's vibrant dining scene, Chinook Centre, the C-Train, and downtown. Families will appreciate the proximity to top-rated schools such as Elboya (K–9, French Immersion) and Western Canada High School. Developers will value the zoning flexibility and prime location in a mature, amenity-rich community that continues to see strong demand. Take advantage of this exceptional opportunity to build in a neighbourhood that offers both lifestyle and long-term value.