



GRASSROOTS
REALTY GROUP

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**1620 Shelbourne Street SW
Calgary, Alberta**

MLS # A2216890



\$500,000

Division: Scarboro

Lot Size: 0.10 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

"ATTENTION DEVELOPERS & BUILDERS!! Prime corner lot in the highly sought-after inner-city community of Scarboro! This spacious lot, zoned RCG, is ideal for an infill project, with no demolition costs and immediate possession available. Measuring approximately 19.8 x 21.3 meters (corner cut), this location offers a rare opportunity to build a new home or multi-family unit just minutes from downtown Calgary. Enjoy the convenience of nearby amenities including top-rated schools, parks, shopping, dining, and excellent transit access. Don't miss out—motivated sellers make this upscale neighborhood your next project site!"