

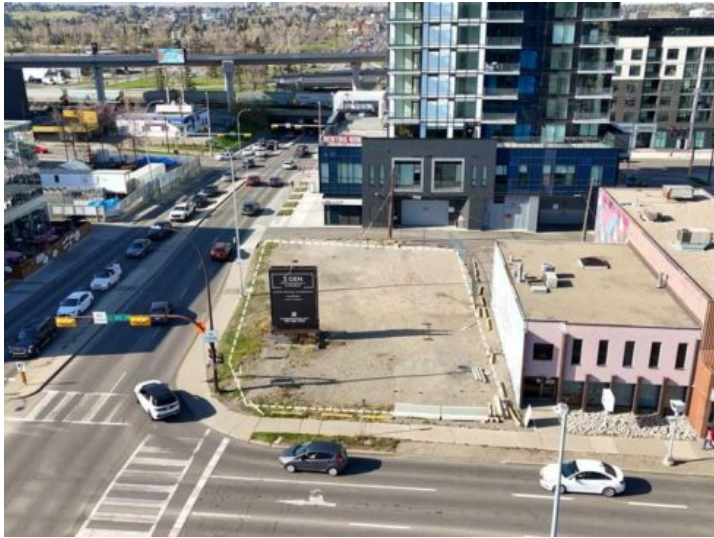


GRASSROOTS
REALTY GROUP

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1420 11 Avenue SW
Calgary, Alberta

MLS # A2216994



\$1,599,900

Division: Beltline

Lot Size: 0.19 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: CC-X

Water: -

Sewer: -

Utilities: -

This property in the Beltline offers a vast lot size of 68.5 feet in width and 121.75 feet in length. Zoned as CC-X, it presents a prime opportunity for mixed-use development. The flat terrain ensures ease of construction, and utility services are conveniently available along 11 Ave SW, further enhancing its development potential. Ideal for businesses or residential projects seeking a strategic urban location.