

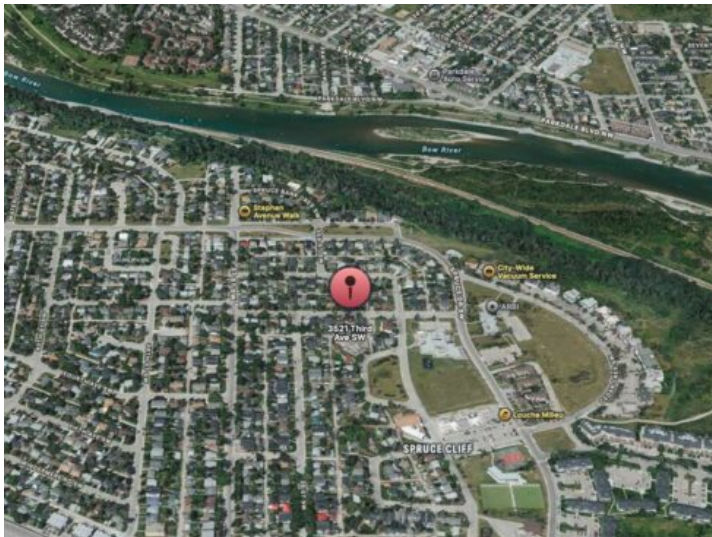


GRASSROOTS
REALTY GROUP

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3521 3 Avenue SW
Calgary, Alberta

MLS # A2228616



\$839,900

Division: Spruce Cliff

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Exceptional Redevelopment Opportunity in Spruce Cliff! Welcome to 3521 3 Avenue SW, a prime 50 x 120 ft lot with R-CG zoning, located on a quiet, tree-lined street in one of Calgary's most desirable inner-city communities. This parcel offers incredible potential for redevelopment, making it an ideal opportunity for builders, developers, or savvy investors. The property is demolished and securely fenced, and the subdivision process has already begun, saving you time and accelerating the build timeline. With a clean title and no restrictive covenants, you're free to design and build with flexibility. Situated in the heart of Spruce Cliff, this location offers unmatched convenience — just 7 minutes to downtown Calgary by car and walking distance to the Westbrook LRT station. Enjoy easy access to Shaganappi Golf Course, the Bow River pathway system, Westbrook Mall, and a variety of shops, restaurants, and cafes. Families will appreciate the access to excellent nearby schools, including: Wildwood School (K—6) Vincent Massey School (7—9) Westbrook Outreach (10—12) Private options like Calgary Quest School and Lycee Louis Pasteur are also within reach. Spruce Cliff is a mature, well-established neighbourhood known for its green spaces, redevelopment activity, and strong sense of community.