



**GRASSROOTS**  
REALTY GROUP

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**7703 41 Avenue NW  
Calgary, Alberta**

**MLS # A2230062**



**\$779,900**

**Division:** Bowness

**Lot Size:** 0.17 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** M-C1

**Water:** -

**Sewer:** -

**Utilities:** -

This 64 x 88 ft, 7250 sqft (0.17 Ac), M-C1 Zoning, corner lot in Bowness in a quiet location with a south facing backyard. Investor and developer opportunity with potential for re development. Land value only. The property is sold AS IS WHERE IS. Close to amenities, transportation, and minutes to downtown.