



**GRASSROOTS**  
REALTY GROUP

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**7753 10 Avenue SW**  
**Calgary, Alberta**

**MLS # A2230228**



**\$1,207,403**

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**Division:** West Springs

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**Lot Size:** 0.59 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** DC (pre 1P2007)

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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West Springs - 7753 10 Avenue SW: INVESTOR/DEVELOPER/BUILDER ALERT. Rare opportunity to own a total of 4.59 acres in the heart of West Springs, is ideal for an investor or developer for future redevelopment. The 2 properties for sale are 1010 77 Street SW and 7753 10 Avenue SW, which comprise a total of 4.59 acres. 1010 77 Street SW is 4 acres, including a 4,223 sq ft 2 storey with an attached quad car garage built in 2001. 7753 10 Avenue is 0.59 acres, including a 1,332 sq ft bungalow with a detached double car garage built in 1968. Many options for this 300' x 628' lot for future redevelopment, townhouse, apartment or single family. This prime opportunity is located only blocks away from all of the amenities you would expect, including West Springs Village, restaurants, just minutes to some of Calgary's best schools, and a short commute to downtown Calgary. Call for more info! **\*\*MUST BE SOLD TOGETHER WITH 1010 77 Street SW (A2137693)\*\***