



GRASSROOTS
REALTY GROUP

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**404 3 Avenue NE
Calgary, Alberta**

MLS # A2231808



\$1,400,000

Division: Crescent Heights

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: M-C2

Water: -

Sewer: -

Utilities: -

Introducing an exceptional development land opportunity, nestled in the highly sought-after Crescent Heights neighborhood and adjacent to the trendy Bridgeland area. This prime piece of land measures a total of 100 ft x 120 ft and is zoned M-C2, offering tremendous potential for development. With a Floor Area Ratio (FAR) of 2.5 and no density limit, this property presents an ideal canvas for constructing an apartment or condo building. The assembly comprises three lots with separate titles, consisting of one 50 ft lot and two 25 ft lots. This configuration allows for flexibility in design and layout. The location offers convenient access with a man-door entrance off 3rd St NE and a parkade entrance accessible from the southeast corner of the lot on 3rd Ave. Notably, the ground-level views of the city are nothing short of phenomenal. There's a vacant 50 ft lot, a vacant 25 ft lot, and an infill property that is currently rented for \$1,900 per month. The addresses for the lots (must be sold together) are 404, 406, and 408 3 Ave NE, respectively. This arrangement provides both immediate income and flexibility for development. Situated in an incredible inner-city location, this property offers the convenience of being within walking distance to the picturesque river pathways, the vibrant Downtown Core, the thriving East Village, and a wide range of desirable amenities. Whether you seek recreational activities, cultural attractions, or dining and shopping options, everything is within reach. The seller is flexible on possession, allowing for a smooth transition for potential buyers. Don't miss this remarkable opportunity to acquire a prime development land in Crescent Heights, offering unlimited potential and an enviable location. Act now and make your mark in this vibrant and desirable community.