



GRASSROOTS
REALTY GROUP

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**7724 47 Avenue NW
Calgary, Alberta**

MLS # A2234314



\$699,000

Division: Bowness

Lot Size: 0.16 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Attention, Whether you're an investor, builder, or looking to create a custom home. An exceptional opportunity to build your dream project in a highly sought-after area. Boasting Approximately 6792.03 Sq Ft of Land. Nestled in a tranquil yet connected neighborhood, this lot provides the perfect balance of nature and urban amenities. PLEASE NOTE: The Lot Is A Combination Of Lot 2 And Lot 3. Lot Dimensions are 17.89 (Frontage), 36.56 On One Side (Length) and 30.23 (Length) On The Other Side With A Corner Cut On the Rear Of The Lot. This Property Is Mainly Land Value. Offering Countless Possibilities! Unlock the Potential for R-CG Zoning, Enabling Remarkable Development Opportunities. Nestled in an Area Abuzz with New Residential Ventures, This Property is the Epitome of Opportunity. Nature at Your Doorstep: Enjoy easy access to serene parks, bike paths, and the beautiful Bow River. Just Moments Away from Bowness Park, Serene Bow River Walking Trails, Canada Olympic Park, Playgrounds, Premier Schools, Shopping, and Entertainment Hotspots! Seamlessly Connected to Major Arteries Such as the TransCanada Highway and Stoney Trail. Don't miss out on this exciting opportunity! One of the Lot is Fully walk out and the second one is Half walk out