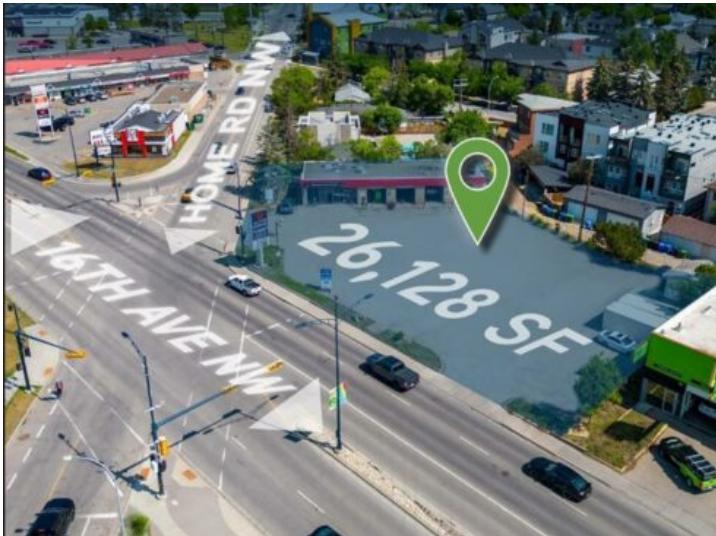




1-833-477-6687  
aloha@grassrootsrealty.ca

4730 16 Avenue NW  
Calgary, Alberta

MLS # A2235216



**\$3,600,000**

**Division:** Montgomery

**Lot Size:** 0.60 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C-COR2 f4.5h22

**Water:** -

**Sewer:** -

**Utilities:** -

Unlock the potential of this 26,128 sq.ft (0.5998 acre) C-COR2 zoned site, allowing for up to 117,576 sq.ft of buildable area (FAR 4.5) and a maximum height of 72 feet (22m). Perfect for a mixed-use project, with commercial at grade and up to 5 storeys of residential above. High-exposure location ideal for visionary developers.