



**GRASSROOTS**  
REALTY GROUP

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2758 85 Street SW  
Calgary, Alberta

MLS # A2235378



**\$2,750,000**

Division:	Springbank Hill		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,960 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.14 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Attention developers and investors! 3.14 developable acres, presents a prime opportunity for development, conveniently located close to the new ring road, Aspen Shopping Centre, private, and public schools. Whether you're considering building luxurious dream homes from the ground up or revitalizing the existing residence, this property offers endless possibilities. With abundant land at your disposal, you have the flexibility to realize your vision for an ideal living space or embark on a lucrative development project. Contact us today to explore the myriad possibilities that await you on this versatile parcel of land.