



GRASSROOTS
REALTY GROUP

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1439 6 Street NW
Calgary, Alberta

MLS # A2235713



\$1,100,000

Division: Rosedale

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Exceptional opportunity for builders and developers in the prestigious community of Rosedale. This 50x120 ft corner lot at 14 Ave & 6 St NW offers endless potential in one of Calgary's most sought-after neighbourhoods. Surrounded by tree-lined streets, Rosedale is known for its strong sense of community, historic charm, and unbeatable location. Walk to Rosedale School (K–9) and enjoy easy access to SAIT, Crescent Heights High School, and Alberta University of the Arts. Just steps to McHugh Bluff, Prince's Island Park, and minutes to downtown, Kensington, and the Bow River pathways. A rare chance to build your dream home or a luxury infill in an A+ location.