

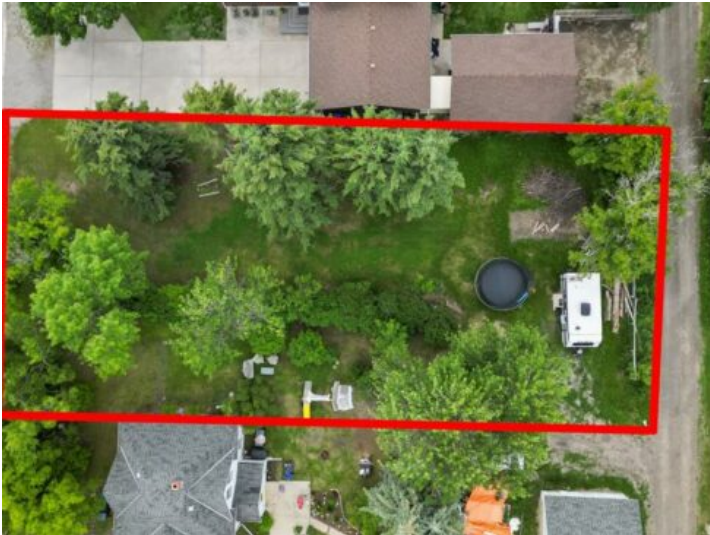


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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**1320 23 Street  
Didsbury, Alberta**

**MLS # A2237400**



**\$290,000**

Division: NONE

Lot Size: 0.13 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R2

Water: -

Sewer: -

Utilities: -

An incredible opportunity awaits with this listing that includes two separately titled R2-zoned parcels in the heart of Didsbury, Alberta. Each lot measures approximately 35 feet wide by 155 feet deep, offering roughly 5,500 sq ft per lot, and providing ample space for development. Located within walking distance to schools, parks, and local shopping, this property is ideally situated in a family-friendly neighborhood with excellent access to amenities. With R2 zoning, these lots offer flexible development options — perfect for building two single-family homes with legal secondary suites, making this a smart investment for builders, developers, or anyone looking to generate long-term rental income. Whether you’re looking to build and sell, hold and rent, or live in one and rent the other, the potential here is outstanding. Don’t miss out on this rare chance to secure two infill-ready lots in one of Didsbury’s established and growing residential areas.