



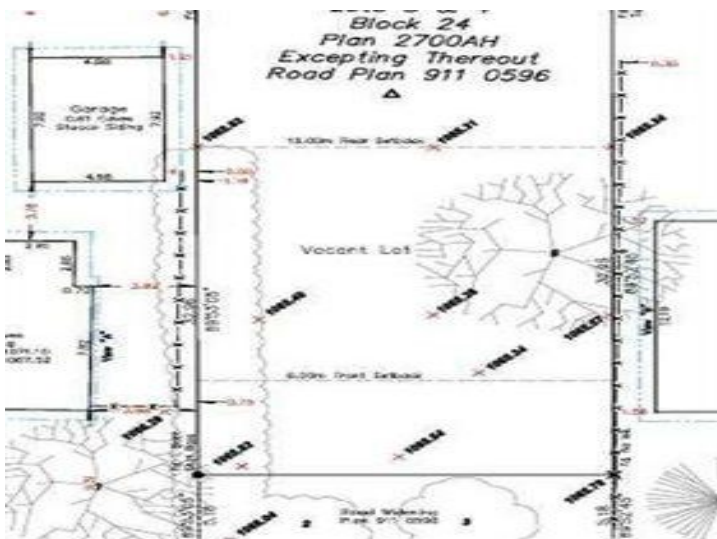
**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**1336 36 Street SE**  
**Calgary, Alberta**

**MLS # A2237717**



**\$545,000**

**Division:** Forest Lawn

**Lot Size:** 0.12 Acre

**Lot Feat:** Back Lane

**By Town:** -

**LLD:** -

**Zoning:** H-GO

**Water:** -

**Sewer:** -

**Utilities:** -

For more information, please click the "More Information" button. Excellent Prime Inner-City Development Lot for Sale. An incredible opportunity to own a prime inner-city lot ideally located near shopping amenities and vibrant International Avenue. This property comes fully zoned H-GO (Housing & Grade-Oriented), with approved development plans already in place. The zoning allows for the construction of 8 or more units, offering outstanding potential for multi-family or mixed-use development. All zoning approvals have been finalized by the City, saving you time and accelerating your project timeline. With endless possibilities for builders, developers, or investors—this is a ready-to-go project in a high-demand, high-growth area. Don't miss out on this rare opportunity to build in one of Calgary's most dynamic neighborhoods!