



GRASSROOTS
REALTY GROUP

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722 15 Street NW
Calgary, Alberta

MLS # A2239728



\$899,900

Division:	Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	946 sq.ft.	Age:	1946 (79 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Level, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: n/a

Attention developers and builders, this is a rare chance to acquire a premium 50' x 134' lot (without any Restrictive Covenants on title) in one of Calgary's most sought after inner-city neighbourhoods. Situated on a quiet, tree lined street just steps from the vibrant Kensington district, this property offers exceptional redevelopment potential in an area known for its walkability, strong resale values, and access to top tier amenities. The lot's generous dimensions and sunny backyard provide a versatile foundation for a wide range of build options, whether you're planning a custom luxury home or duplex. The flat site with rear lane access further enhances the development possibilities, allowing for efficient site planning and optimal garage placement. Surrounded by a mix of character homes and new infills, this property is located within the area's strong community presence and ongoing revitalization making it a prime spot to build. The incredible lot represents a rare combination of size, location, and potential. Opportunities like this are becoming increasingly scarce in Hillhurst. Secure your stake in this high demand, amenity rich community and bring your next infill project to life.