



GRASSROOTS
REALTY GROUP

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3815 10 Avenue SW
Calgary, Alberta

MLS # A2243217



\$1,599,900

Division: Rosscarrock

Lot Size: 0.22 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: DC

Water: -

Sewer: -

Utilities: -

Prime Development Opportunity in Rosscarrock - This 77x122 lot has been cleared and is shovel ready *** 12 Plex with approved DP and plans that include 2 buildings with a 3 up 3 down configuration and a 6 car garage. Unit sizes: one bedroom basement suites are 640-660 sq ft and upper 3 storey loft units 1816 - 1886 sq ft. with 3 bedrooms and 3.5 baths. This property has great access to Shaganappi Golf Course, Westbrook Mall, Westbrook C-Train as well as nearby schools, including: Rosscarrock ES (K–6) Vincent Massey School (7–9) Westbrook Outreach (10–12) Rosscarrock is a mature, well-connected neighbourhood offering strong rental demand, making this an ideal turnkey investment for developers. Opportunities like this with approved plans and ready to build are rare.