



GRASSROOTS
REALTY GROUP

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**5820 Morley Trail NW
Calgary, Alberta**

MLS # A2249221



\$1,200,000

Division: Dalhousie

Lot Size: 0.76 Acre

Lot Feat: City Lot, Cleared

By Town: -

LLD: -

Zoning: S-FUD

Water: -

Sewer: -

Utilities: -

Welcome to 5820 Morley Trail . Acreage Living within in the City Limits ! A truly rare opportunity to build your dream home on a large view lot in Dalhousie. Properties of this size and setting are seldom available this expansive 0.76-acre parcel (135' x 245') offers a gently sloping landscape with stunning views of the City, Canada Olympic Park, and the majestic Rocky Mountains. Surrounded by beautiful estate-style homes, this property offers the tranquility and privacy of country living, while keeping you close to all city conveniences—top schools, shopping, hospitals, and the LRT are all nearby. The property is fenced on three sides, with the south portion extending onto City land. Services include electricity and a drilled well, no need to worry about city rationing of water with a drilled well. All sheds and building materials on site are included in "As-Is" condition . The adjacent property is a great example of what you could build on this amazing lot . Bring your favourite Builder to build the home of your dreams .