



**GRASSROOTS**  
REALTY GROUP

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**3521 3 Avenue SW**  
**Calgary, Alberta**

**MLS # A2251785**



**\$835,000**

**Division:** Spruce Cliff

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-CG

**Water:** -

**Sewer:** -

**Utilities:** -

Discover the perfect canvas for your next project in the heart of Spruce Cliff &mdash; one of Calgary's most sought-after inner-city communities. This prime 50 x 120 ft lot is zoned R-CG (Residential &ndash; Grade-Oriented Infill), offering tremendous flexibility and Redevelopment potential. Whether you're a builder, developer, or investor, this is a rare chance to capitalize on a premium parcel in a thriving, high-demand neighbourhood. The property has already been demolished and securely fenced, with the SUBDIVISION PROCESS COMPLETED , (New Divided Titles are in the Supplements), saving you both time and cost. With clean titles and no restrictive covenants, you're free to design and build two high end Single Detached Homes or a Luxury Duplex with confidence and creativity. situated on a Quiet, tree-lined street in established Spruce Cliff, Just 7 minutes to downtown Calgary, Short walk to Westbrook LRT Station, Westbrook Mall, and a wide selection of local shops, cafes, and restaurants, Just Steps from the Bow River Pathway system and Shaganappi Golf Course, Close proximity to top-rated schools and abundant green space , Spruce Cliff is known for its vibrant mix of character homes and modern infill developments, reflecting strong community pride and ongoing renewal. With rising demand for inner-city living, this property represents a truly exceptional redevelopment opportunity in a location that continues to grow in value. Don't miss your chance to build in one of Calgary's most dynamic, connected, and livable communities.