



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**434 14 Avenue NE
Calgary, Alberta**

MLS # A2252880



\$888,888

Division: Renfrew

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: Public

Sewer: Public Sewer

Utilities: Electricity at Lot Line, Natural Gas at Lot Line

This 50' x 120' lot is ideally positioned on a quiet street and provides outstanding potential for redevelopment. 2 blocks off the TransCanada Highway (16 Ave), the property is R-CG zoned and can be subdivided into two parcels, allowing for the construction for a detached home, or a side-by-side build. The site has already been cleared, presenting a blank canvas for your vision to come to life. A rare opportunity in the highly sought-after community of Renfrew, one of Calgary's most desirable inner-city neighbourhoods celebrated for its charming character, vibrant dining and shopping, excellent schools, and close proximity to downtown. This property represents both an excellent building prospect and a valuable long-term investment. Make your mark on the thriving Renfrew neighbourhood.