



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**2523 17A Street SW**  
**Calgary, Alberta**

**MLS # A2255808**

**\$1,099,500**

**Division:** Bankview

**Lot Size:** 0.11 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-CG

**Water:** -

**Sewer:** -

**Utilities:** -



Rare Opportunity - 2 connecting CORNER LOT - Prime Land in Bankview &ndash; Exceptional Location with Tremendous Potential, Sell together with the lot next to it, Total of 9900 sq feet for your development with DOWN TOWN VIEW. This rare piece of land located in Bankview offers an unbeatable location just minutes from the vibrant organic market in Marda Loop, grocery stores, cafes, restaurants, and parks. The land is zoned RCG, offering potential for multi-residential developments. It is located within a 5-minute drive to schools, including Richmond School, Mount Royal School, and Dr. Oakley School, making it an ideal location for families. With no existing structures on the land, this is a blank canvas ready for your next project in an exceptional community. Don&rsquo;t miss out on this incredible opportunity !!