



GRASSROOTS
REALTY GROUP

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**10929 Hidden Valley Drive NW
Calgary, Alberta**

MLS # A2258905



\$484,900

Division: Hidden Valley

Lot Size: 0.11 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

A RARE OPPORTUNITY TO BUILD YOUR DREAM CUSTOM HOME IN A WELL-ESTABLISHED NW COMMUNITY! This RESIDENTIAL LOT, COMPLETE WITH AN EXISTING CONCRETE FOUNDATION, is ready for new construction. Perfectly located just one house off the corner, right close to the playground of a school and near all the amenities of mature community, this lot offers both exceptional potential and everyday convenience. The previous home was written off due to fire damage and professionally demolished. The current foundation has been retained and can be utilized for building a brand new custom home of your own design. FLOORPLANS AND DRAWINGS ARE AVAILABLE FOR AN IMPRESSIVE 3,735 SQFT TWO-AND-A-HALF-STOREY HOME FEATURING A BASEMENT WITH A TWO BEDROOM SUITE. Opportunities like this are rare in mature communities. So, grab your chance to CREATE YOUR CUSTOM HOME in this desirable NW location!