



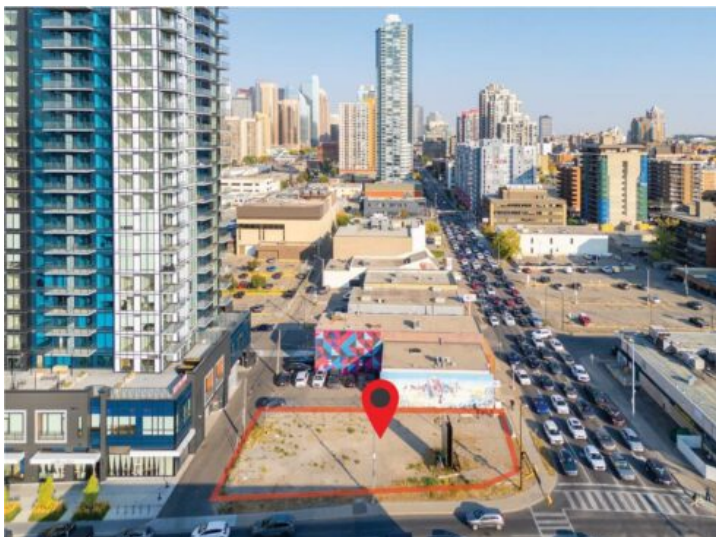
**GRASSROOTS**  
REALTY GROUP

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**1420 11 Avenue SW**  
**Calgary, Alberta**

**MLS # A2260729**



**\$1,475,000**

**Division:** Beltline

**Lot Size:** 0.19 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CC-X

**Water:** -

**Sewer:** -

**Utilities:** -

Situated on the prominent corner of 11th Avenue and 14th Street SW, this exceptional parcel of land presents a rare opportunity in one of Calgary's most dynamic and rapidly evolving urban districts. Spanning 755 square metres, the site is ideally positioned to take advantage of both high visibility and excellent accessibility. Zoned CC-X (Centre City Mixed Use District), the property offers unmatched flexibility for future development, accommodating a wide range of commercial, residential, or mixed-use projects. This zoning allows for creative, high-density designs that can capitalize on the vibrancy of the Beltline and downtown core. Whether you envision a flagship commercial development, a residential project, or a dynamic mixed-use concept, this lot offers the size, zoning, and location to bring your vision to life.