

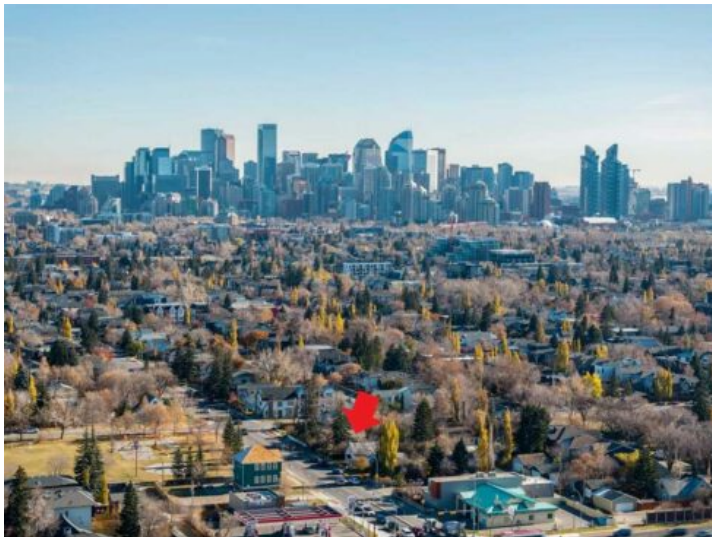


**GRASSROOTS**  
REALTY GROUP

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**2409 5 Avenue NW  
Calgary, Alberta**

**MLS # A2264933**



**\$6,500,000**

**Division:** West Hillhurst

**Lot Size:** 0.67 Acre

**Lot Feat:** Back Lane, Level, Near Public Transit, Rectangular Lot

**By Town:** -

**LLD:** -

**Zoning:** R-CG

**Water:** -

**Sewer:** -

**Utilities:** -

Rare offering in a prime West Hillhurst location! 6 residential lots have been consolidated into one 29,250 SF+/- corner lot offering 225' of Frontage & 130' of depth. An ideal location for a high-density development, this location fronts onto Grand Trunk Park and has convenient alley access. Located on 5th Ave NW with direct access to Crowchild Trail, adjoining Memorial Dr, Bow Trail and 16th Ave NW. The site is flat, not impeded by power poles, making it perfect for streamlined construction and development. Use Redesignation application in the process of Submissions through consultant CivicWorks. Once a successful rezoning to MU-1 is obtained it will allow for a 6-storey build. Walking distance to West Hillhurst Community Assoc, Bowview Outdoor Pool & schools. Steps to transit and located minutes to SAIT, University of Calgary, Foothills Health Campus, Childrens Hospital, Downtown West End & Bow River pathways. Close to all amenities. Earn passive income while you plan your development with the 6-revenue generating detached homes on site. Land