



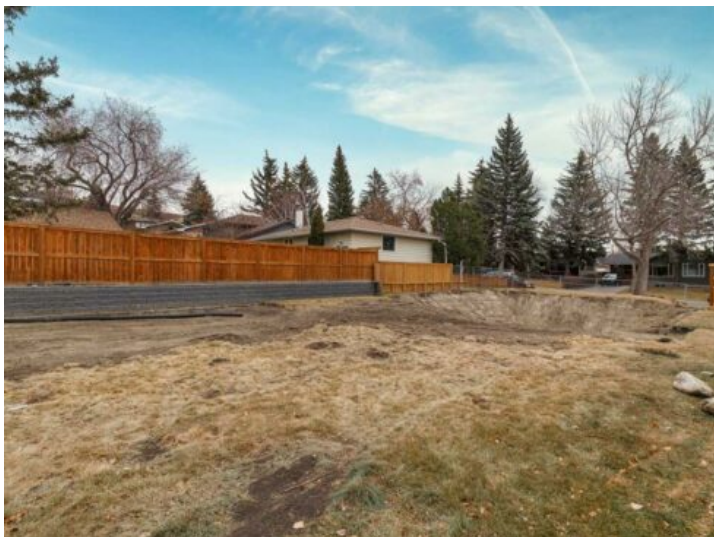
GRASSROOTS
REALTY GROUP

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**4215 Chippewa Road NW
Calgary, Alberta**

MLS # A2269346



\$710,000

Division: Charleswood

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

ATTENTION: Builders, Investors, and Dream-Home Seekers! This vacant R-CG zoned lot offers a rare opportunity to build in the highly sought-after community of Charleswood — one of northwest Calgary's most established and welcoming neighborhoods. Build Your Dream Home or Investment in Desirable Charleswood! The 6060 sq ft lot has already been cleared, saving you the time and expense of demolition. Whether you're looking to build your own dream home, develop a modern infill, or create a profitable multi-unit investment, this property is ready for your vision. (with City approval) You'll love the quiet tree-lined streets, nearby schools and parks, and easy access to great shopping and main routes including Crowchild Trail, John Laurie Blvd, and Stoney Trail. The University of Calgary, SAIT, Market Mall, and Nose Hill Park are all just minutes away — making this location ideal for families, professionals, and future tenants alike. Highlights: R-CG zoning allows for flexible building options (single, semi-detached, or row homes) with city approval Lot cleared and ready — demolition cost savings already done Large rectangular lot with excellent frontage Close to schools, parks, transit, shopping, and recreation Quick access to major routes and northwest amenities Build in a friendly, established community Don't miss your chance to secure this prime Charleswood lot — where community charm meets unbeatable convenience!