



GRASSROOTS
REALTY GROUP

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**1813 7 Street SW
Calgary, Alberta**

MLS # A2273091



\$1,195,000

Division: Lower Mount Royal

Lot Size: 0.09 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: M-C2

Water: -

Sewer: -

Utilities: -

Fantastic development opportunity in the heart of Lower Mount Royal! This rare M-C2-zoned land offering sits on a large, level L-shaped lot featuring approximately 39'5" of frontage on 7 Street SW, wrapping around the neighbouring property to provide an additional 24' width along the side alley which is ideal for design flexibility and multiple build configurations. Land only. The previous home has been removed, making this the perfect blank canvas for a custom luxury residence or an exceptional developer project. Enjoy a desirable west-facing backyard, offering beautiful natural light and quiet outdoor living potential. All of this is set within one of Calgary's most walkable communities of Lower Mount Royal, just steps to the boutiques and cafés of 17th Avenue, trendy restaurants, groceries, and transit. Walk to MNP Community & Sport Centre for year-round activity, multiple parks, tennis court, and walking paths for a healthy lifestyle. An unbeatable location for those seeking urban living with premium redevelopment potential.