



**GRASSROOTS**  
REALTY GROUP

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**2028-2032-2040 42 Avenue SW  
Calgary, Alberta**

**MLS # A2273357**



**\$6,000,000**

**Division:** Altadore

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 60,461 sq.ft.

**Zoning:** C-N2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle, Asphalt/Gravel

**Utilities:** -

**Exterior:** Stucco, Wood Frame, Wood Siding

**Parking:** -

**Water:** -

**Lot Size:** 0.28 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** stove and refrigerator in home

Land assembly comprising a building, home, and vacant lot in a prime location within the highly sought-after community of Altadore. This 200 x 122.8 ft parcel (24,550 sq ft) offers a mix of commercial and multifamily zoning—C-N2 and R-CG for the existing home. Ideal for a long-term hold or a wide range of redevelopment opportunities. Current business is not included in the sale!