



GRASSROOTS
REALTY GROUP

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**3815 9 Street SW
Calgary, Alberta**

MLS # A2273946



\$1,875,000

Division: Elbow Park

Lot Size: 0.14 Acre

Lot Feat: Back Lane, Back Yard, Cleared, Cul-De-Sac, Open Lot, Rectangular Lot

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Perfect Elbow Park Building Site (50' x 125')! Expansive unobstructed views out the front of the property on a quiet Upper Elbow Park cul de sac. Beautiful sunny west back yard with no thru traffic on rear paved laneway. Lot is fully cleared and ready to go. Start the construction of your dream home right away. Vendor has an approved Development Permit for 4,240 sq. ft. four-bedroom residence with attached four car garage (5,800 sq. ft. incl. basement). This is a bring-your-own-builder sale for the lot and approved DP only—not a completed build. A rare chance to secure a premium inner-city parcel with plans approved and months of design and City of Calgary DP approvals already completed. Please inquire for more information on existing plans if you are interested or design your dream home this winter so you are ready for Spring construction. Do not miss this opportunity!