



**GRASSROOTS**  
REALTY GROUP

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**1819 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2276464**



**\$1,050,000**

**Division:** South Calgary

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** M-C2

**Water:** -

**Sewer:** -

**Utilities:** -

Prime development location in the desirable, central South Calgary community! With quick access to the vibrant and trendy shops of Marda Loop, across the street from Bankview, and a quick walk to the nearest Starbucks, dog park, and tennis courts! The properties behind are a fair bit lower with this property having an elevation that gives potential for views above the rooftops. Drive 5 minutes, bike 12, or walk 30 to the downtown Beltline! ZONING: Multi-Residential - Contextual Medium Profile District. M-C2 is a multi-residential designation in the developed area that is primarily for 3 to 5 storey apartment buildings. APPROVED ARCHITECTURAL PLANS / DEVELOPMENT PERMIT (Jan 2025) and phase 1 environmental site assessment (2023) available!