



**GRASSROOTS**  
REALTY GROUP

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**1403 12 Street SW**  
**Calgary, Alberta**

**MLS # A2279590**



**\$1,800,000**

**Division:** Beltline

**Lot Size:** 0.12 Acre

**Lot Feat:** Corner Lot, Front Yard, Lawn, Near Public Transit, Near Shopping Centre

**By Town:** -

**LLD:** -

**Zoning:** CC-MH

**Water:** -

**Sewer:** -

**Utilities:** -

Exceptional development parcel located in Calgary's dynamic Beltline district. Zoned CC-MH, this property supports a wide range of medium- to high-density residential or mixed-use projects, including mid-rise and high-rise buildings. An existing renovated home currently occupies the site, offering holding income potential. Positioned steps from downtown, transit, and premier urban amenities, this is a strategic opportunity for developers and long-term investors seeking prime inner-city land. This is to be sold as a land assembly with 1407 12 ST SW