



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

408 37 Avenue NW
Calgary, Alberta

MLS # A2281378



\$700,000

Division: Highland Park

Lot Size: 0.13 Acre

Lot Feat: Back Lane, Back Yard, City Lot, Cleared, Cul-De-Sac, Interior Lot, Level

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Inner-City 50' R-CG Lot | Cul-De-Sac | Potential 100' Assembly with Corner Lot | Great Community! Prime inner-city redevelopment opportunity in Highland Park! This fully cleared, vacant R-CG lot is set on a quiet cul-de-sac, featuring rear lane access with no homes behind and offering a rare combination of privacy, flexibility and long-term value as the neighbouring corner lot has expressed interest in selling which would create a coveted 100' parcel on the corner of 37 Avenue and 3 Street NW. Highland Park continues to stand out as one of Calgary's most connected NW communities, it is a sought-after location with unbeatable access to everyday amenities. Enjoy quick connectivity to downtown via Centre Street and Edmonton Trail, along with excellent transit options including the MAX Orange rapid bus corridor along 16 Avenue NW for efficient commuting across the city. Surrounded by established neighbourhood conveniences, you're just minutes from the shops, cafes and services along Centre Street and 4th Street, with easy access to major retail hubs like North Hill Centre and Deerfoot City. Outdoor and recreation lovers will appreciate the proximity to outstanding outdoor spaces like Confederation Park, Nose Hill Park, Mt. Pleasant & Highwood outdoor pools, off-leash areas, and community playgrounds and pathways that are perfect for walking, biking and year-round enjoyment. Sports and recreation are also close at hand with amenities like the Calgary Winter Club, Renfrew Aquatic & Recreation Centre and The Winston Golf Club, all just a short drive away. Families and future buyers will also value the strong schooling options from elementary through to post-secondary at SAIT/ACAD and the University of Calgary. Whether you're a builder, investor or end user looking to create a custom inner-city project, this clean-slate R-CG lot and 100' assembly potential offers outstanding upside in a mature neighbourhood with ongoing redevelopment, excellent walkability and lasting demand.