



**GRASSROOTS**  
REALTY GROUP

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132 44 Avenue NE  
Calgary, Alberta

MLS # A2286670

**\$589,000**



**Division:** Highland Park

**Lot Size:** 0.16 Acre

**Lot Feat:** City Lot, Cul-De-Sac

**By Town:** -

**LLD:** -

**Zoning:** R-CG

**Water:** -

**Sewer:** -

**Utilities:** -

Skip the delays and start building immediately. This prime RC-2 zoned lot backs onto a beautiful off-leash greenspace and offers unobstructed panoramic views to the North, East, and South. A rare, fully entitled development opportunity—complete with approved Development Permit for a thoughtfully designed duplex with basement suites. All architectural plans and supporting documents are included, saving you time and significant soft costs. With demolition already complete, the site is fully prepped and ready for excavation. No uncertainty, no waiting—just a streamlined path to construction and profit. Opportunities like this don't come around often—secure a project that's truly shovel-ready.