



**GRASSROOTS**  
REALTY GROUP

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

**501 28 Avenue NW  
Calgary, Alberta**

**MLS # A2287038**



**\$899,000**

**Division:** Mount Pleasant

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R-CG

**Water:** -

**Sewer:** -

**Utilities:** -

Prime Corner Lot in Mount Pleasant — Land Value Only. R-CG zoned corner lot in one of Calgary's most desirable inner-city communities. Perfect for redevelopment build new, build multi-unit, or design your next standout project. Across from a bus stop and 12 minutes to downtown. Close to schools, parks, SAIT, U of C, and shopping. Close to local shopping, services, cafés, and community facilities along 4 St NW and 16 Ave NW. Mount Pleasant remains a high demand area with a mix of established homes and new infill developments, making this corner lot ideal for investors and builders alike. This is a rare land opportunity in a vibrant Calgary community sold for land value with development potential. Opportunities like this don't last.