

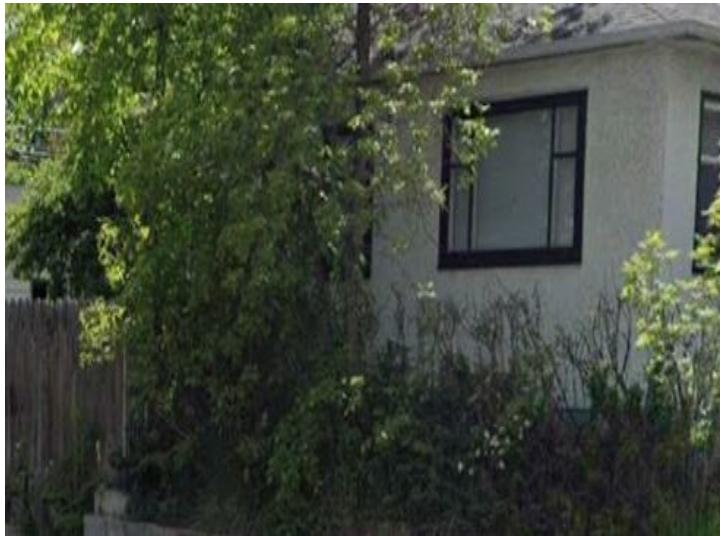


GRASSROOTS
REALTY GROUP

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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.