



GRASSROOTS
REALTY GROUP

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

**2414 1 Street SW
Calgary, Alberta**

MLS # A2288484



\$259,900

Division: Mission

Lot Size: 0.03 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: DC (pre 1P2007)

Water: -

Sewer: -

Utilities: -

Prime development opportunity in the heart of Mission — one of Calgary’s most vibrant and sought-after inner-city communities. This vacant parcel offers the perfect blend of urban energy and riverside tranquility. Just steps from the scenic Elbow River Pathway, you’ll enjoy year-round access to walking, running, and cycling along the river. Around the corner, 4th Street SW and 17 Avenue SW place you in the centre of it all — surrounded by boutique shopping, cozy cafés, fitness studios, and award-winning restaurants. Entertainment and culture are at your doorstep with Stampede Park and the iconic Scotiabank Saddledome just minutes away. Plus, downtown Calgary is a quick commute, making this an exceptional location for professionals, investors, or builders looking to create something special in a high-demand area. Whether you envision a custom inner-city residence or a strategic investment property (subject to city approval), this lot delivers unmatched walkability, lifestyle, and long-term value. Rare opportunities like this in Mission don’t come along often — secure your piece of one of Calgary’s most dynamic neighbourhoods today.