



**GRASSROOTS**  
REALTY GROUP

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**1922 Kelwood Drive SW  
Calgary, Alberta**

**MLS # A2293613**

**\$399,000**

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**Division:** Glendale

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**Lot Size:** 0.09 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** R-CG

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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**BUILDERS:** Exceptional value! This is your chance to secure a premium homesite in highly desirable Glendale, priced under \$100/sq ft, just a short walk to 17 Avenue and the 45 Street LRT Station. The lot offers over 4,000 sq ft, approximately 30 feet wide at the setback and expanding significantly toward the rear—creating exceptional design flexibility. REALTORS®: Please review the supplements for full details, including the RPR (pending registration). Opportunities with this combination of location, lot configuration, and development potential are few and far between. Compare the cost per sq ft to most other inner city properties at \$120/sq ft or higher. Priced to sell quickly.