



**GRASSROOTS**  
REALTY GROUP

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

**3504 46 Avenue SE**  
**Calgary, Alberta**

**MLS # A2297601**



**\$1,049,000**

---

**Division:** Golden Triangle

---

**Lot Size:** 0.71 Acre

---

**Lot Feat:** -

---

**By Town:** -

---

**LLD:** -

---

**Zoning:** I-G

---

**Water:** -

---

**Sewer:** -

---

**Utilities:** -

---

Site is fully compacted and fenced. Close to Deerfoot, Barlow and Peigan Trail S.E.