



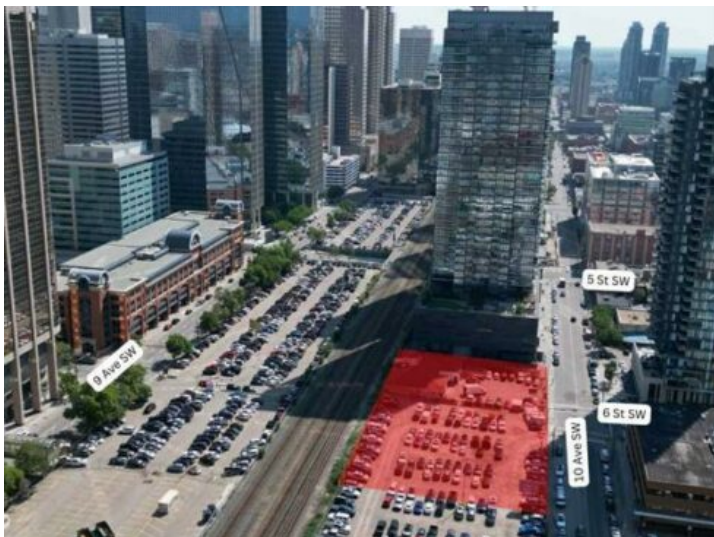
**GRASSROOTS**  
REALTY GROUP

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**710, 706, & 640 10 Avenue SW  
Calgary, Alberta**

**MLS # A2066729**



**\$13,508,600**

**Division:** Beltline

**Lot Size:** 1.10 Acres

**Lot Feat:** Rectangular Lot

**By Town:** -

**LLD:** -

**Zoning:** CC-X

**Water:** -

**Sewer:** -

**Utilities:** -

Over one-acre assembly of Prime Development land in Calgary's Beltline District with tremendous development potential. CC-X zoning allows for a blend of commercial, residential, and mixed-use projects, similar to the renowned project by Marriott on the adjacent site. A base density of 5.0 FAR + 3.0 Bonus allows you to maximize your development footprint. This increasingly rare site with a total 300 ft street frontage offers a strategic downtown advantage with excellent visibility. Start planning your development today, in the thriving Calgary market and in the heart of this diversified economic hub. The location offers unparalleled proximity to major business centers, retail hubs, and cultural attractions. Record breaking in-migration and a resurgence in urban development cements the growth potential with infrastructure projects and revitalization initiatives all through the city core. Take advantage of Calgary's growing population, young, entrepreneurial vibe, and rapidly evolving cityscape. Call for more details.