



GRASSROOTS
REALTY GROUP

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**3902 17 Avenue SW
Calgary, Alberta**

MLS # A2142138



\$2,399,000

Division: Rosscarrock

Lot Size: 0.33 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: MU-1 f3.0h26

Water: -

Sewer: -

Utilities: -

This is an exceptional opportunity to acquire a development site in an established inner-city community with excellent exposure to 17 Avenue SW and easy access to major thoroughfares, public transit, and amenities. The Site is ideally situated to meet the growing demand for housing in the Calgary market. If immediate development is not desired, the existing retail strip could be repositioned as a value-add opportunity, for a longer-term hold. There is an approved land use of MU-1f3.0h26 (Mixed-Use General), which allows for commercial and residential uses, to a maximum gross developable area of 3.0 FAR. 1635 - 38 Street SW Lot 20 & 21, Block 31, Plan 8070AJ