



**GRASSROOTS**  
REALTY GROUP

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

**3211A 25 Street SW**  
**Calgary, Alberta**

**MLS # A2155605**



**\$799,000**

**Division:** Richmond

**Lot Size:** 0.11 Acre

**Lot Feat:** Back Lane, Back Yard

**By Town:** -

**LLD:** -

**Zoning:** RC1N

**Water:** -

**Sewer:** -

**Utilities:** -

For more information, please click on Brochure button below. Builders, developers, new home buyers! This is a great opportunity on a 37.5' by 125' lot that has zoning approved for subdivision. Final subdivision to be approved prior to closing. Area is protected by restrictive covenant - Historic Single Family. There is a number of preliminary designs that can be quickly incorporated or modified for DP application. New custom build is also possible or bring your own builder. The home on lot currently will be moved by the seller at the sellers expense prior to possession. Endless opportunities! Photos are rendering examples of a potential build.