



**GRASSROOTS**  
REALTY GROUP

**1-833-477-6687**  
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**6108 33 Avenue NW**  
**Calgary, Alberta**

**MLS # A2196286**



**\$2,695,000**

**Division:** Bowness

**Lot Size:** 0.46 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** MU-1F3.0H22

**Water:** -

**Sewer:** -

**Utilities:** -

This lot is cleared and ready for a multi family development . Currently zoned MU-1F3.0H22 that will allow for a six storey apartment or townhome development. Great location for multi family affordable housing in the rapidly demanding rental market. The lot site has been cleared completely with environmental report in place allowing for fast track construction. The location is near a main transportation route for those who walk , cycle or use transit . Project will enhance Bowness and add growth to the eclectic and developing Bowness Road. Plus being a part of the rapidly growing Bowness Area Development Plan.