



GRASSROOTS
REALTY GROUP

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

**2018, 2020, 2022, 2024 12 Avenue SW
Calgary, Alberta**

MLS # A2202345



\$796,000

Division: Sunalta

Lot Size: 0.12 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: M-C2

Water: -

Sewer: -

Utilities: -

LOT FOR SALE & DEVELOPER'S OPPORTUNITY. Great Sunalta development opportunity READY TO BUILD FOURPLEX LOT! M-C2 Zoning. You can build 4 Row Houses and Development Permit in place. Purchase Price includes Development Permit and Building Permit drawings. YOU CAN BUILD Row Houses containing ideal 3 storey, 3-bedroom design. Open kitchen and living room on main floor. Exclusive enclosed parking on lower. West end of 12th Avenue SW. Nearby parks, walking distance to Sunalta LRT station.