



**GRASSROOTS**  
REALTY GROUP

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

**901 17 Avenue NW  
Calgary, Alberta**

**MLS # A2212075**



**\$799,900**

**Division:** Mount Pleasant

**Lot Size:** 0.13 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** M-X2

**Water:** -

**Sewer:** -

**Utilities:** -

This land is offering the best land use zoning in town. Base on the information from the development department (in 2025) from City hall and land use zoning rull this lot is allowed to build at least 3 townhouses plus 3 legal suite basements, or up to an 11 unit apartment, or have your office on main and live upstairs (buyers please verify this information). INNER CITY LOT NEXT TO THE SMALL PARK. M-X2 ZONING. EXCELLENT LOCATION, CLOSE TO SAIT, C-TRAIN, BUSES, SCHOOLS, RESTAURANTS, SHOPPING MALL, SHOPS, SUPERMARKET, AND DOCTORS OFFICE...