



GRASSROOTS
REALTY GROUP

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**46 Elmont Close SW
Calgary, Alberta**

MLS # A2212902



\$699,000

Division: Springbank Hill

Lot Size: 0.14 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-G

Water: -

Sewer: -

Utilities: -

Build Your Dream Home in Prestigious Springbank Hill. Discover an incredible opportunity to craft the lifestyle you've always imagined on this vacant lot in the highly sought-after community of Springbank Hill. Nestled among multi-million dollar homes, this spacious 6,264 sq ft lot features a sunny South-West-facing backyard, offering the perfect setting for your custom-built dream home. With no time commitment to build and the flexibility to bring your own builder, you're free to create a residence that's perfectly tailored to your vision. Enjoy the best of Calgary living with access to top-tier amenities including: Aspen Landing Shopping Centre, Westside Recreation Centre, easy LRT access and the new West Ring Road, Premier private schools such as Webber Academy, Rundle College, and Calgary Academy. Located in a community known for its elegance, tranquility, and limited lot availability, this is more than just land—it's an opportunity to join an exceptional neighborhood where your dream home can truly take shape. Don't miss out on this rare offering—secure your piece of Springbank Hill today!