



## 2310 17 Street Calgary Alberta

\$348,000

BARE LOT - BUILDERS & BUYERS - LET THE INNER CITY DREAM UNFOLD! Nestled in a Bankview sweet-spot, this lot offers several big advantages. The M-CG d72 land use designation opens the door to a larger build than everyday R-C2. Having 32' lot width, 'steps outside the box', an escape from narrow 25' RC-2 lots. And having no alley invites the rarity of an attached front drive garage. What a convenience! Say goodbye to outside treks with shopping bags. Convenient lock and leave style of lot. With the lot being cleared, there's significant demolition cost savings. Abundant inner city atmosphere, picturesque streetscape....the heritage feel blended with upscale development. Steps to fabulous Buckmaster Park and tennis. Walk to cSPACE Marda Loop [King Edward site]. Stroll to the bistro/boutique/serices scene in Marda Loop or 17th Ave District. Even Sandy Beach. And just minutes to DT. You may wish to take advantage of the development permit for a breath-taking 3-story plan of over 2600sqft elevator & 2-car attached garage. Or use this as perspective for your own creation or simply step out on your own. The seller, a very experienced inner city builder, would welcome the invitation to assist you. Check it out - a delightful opportunity! (id:6769)

Listing Presented By:



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**Mirror**

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