



2705 10 Street Calgary Alberta

\$1,225,000

GREAT PROPERTY for a FANTASTIC NEW BUILD in Heart OF PRESTIGIOUS MOUNT ROYAL! This LARGE LOT of 9,300 Sq. Ft Total WHICH IS 50% larger THAN THE AVERAGE SIZE LOT.....AND IT has an Awesome 75' FRONTAGE with 141' average DEPTH! THEE Best Property Orientation for enjoyment of afternoon & evening sun with this WEST BACKYARD! AND... EAST/WEST orientation is THEE BEST for natural light through out the new home interiors! Elevation will provide nice CITY views from second floor. OUTSTANDING , highly sought-after Family Friendly Inner City neighborhood. Literally Minutes to Downtown. EAST STROLL to French Immersion & English elementary schools, Western Canada High, playgrounds, parks, and the Glencoe Club. You'll love the ability to WALK to all the shops + restaurants of trendy Marda Loop, 17th Ave & 4th Streets as well as River Pathways. READY to Build with Great savings as no remediation, demolition & dumping costs of a pre-existing home are required. EXCELLENT VALUE at only \$131 per sq ft of Land!! You can start to MAKE YOUR DREAM HOME NOW! (id:6769)

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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