



## 302 38 Avenue Calgary Alberta

\$1,680,000

Prime opportunity in Elbow Park. This 50' x 125' (R-CG) lot is fully cleared and ready to go, with an approved Development Permit in place for a custom ~3,700 sq ft luxury single-family home plus detached triple garage. Total proposed developed living area is over ~5,300 sq ft including a fully finished basement. This is a bring-your-own-builder sale for the lot and approved DP only--not a completed build. A rare chance to secure a premium inner-city parcel with plans approved and months of design and City of Calgary approvals already completed. Located on a quiet street in prestigious Elbow Park, surrounded by high-end homes and close to river pathways, parks, top-rated schools, and easy access to downtown. This property is ideal for builders or end-users wanting to move directly into construction without delay. (id:6769)

Listing Presented By:



Originally Listed by:  
Charles

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