



72011 34 Street Calgary Alberta

\$3,000,000

An exceptional and rare opportunity awaits with this large-scale land assembly in the heart of Killarney, one of Calgary's most sought-after inner-city neighborhoods. Comprising three neighboring properties with a combined frontage of 150 feet by 120 feet, offering nearly an 18,000-square-foot parcel provides immense potential for developers and investors looking to capitalize on the area's ongoing growth and revitalization. Ideally positioned just minutes from downtown Calgary, this prime location offers unbeatable convenience for commuters and urban lifestyle seekers. With easy access to multiple bus routes and the West LRT, residents will enjoy seamless connectivity throughout the city. The nearby 17th Avenue SW corridor--renowned for its vibrant mix of restaurants, boutiques, and cafes--further enhances the area's appeal, making it a highly desirable destination for buyers and renters alike. Nearby schools, parks, churches and recreation facilities add to the neighborhood's appeal for both families and professionals. The expansive size and prime location of this land assembly make it perfectly suited for a multi-family residential development, row townhomes, or stylish infill housing. As Killarney continues to experience steady redevelopment, this is a rare chance to secure a large-scale parcel in a thriving, high-demand community. Don't miss out on this remarkable investment opportunity--contact us today to explore the full potential of this premier development site!

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