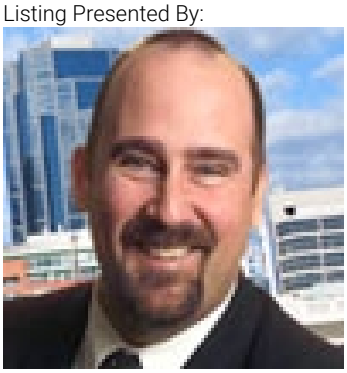


1813 7 Street Calgary Alberta

$1,099,000

Exceptional development opportunity in the heart of Lower Mount Royal. This rare M-C2-zoned offering sits on a large, level L-shaped lot with approximately 39'5" of frontage along 7 Street SW, wrapping around the neighbouring property to provide an additional 24' of width along the side alley--an ideal configuration for design versatility and multiple building options. Land only; the previous structure has been removed, creating a true blank canvas for a custom luxury residence or a standout multi-unit development.The west-facing backyard offers beautiful natural light and the potential for a quiet, private outdoor retreat. All of this is set within one of Calgary's most walkable and vibrant communities--Lower Mount Royal--just steps from the boutiques and cafes of 17th Avenue, trendy restaurants, groceries, and transit. Enjoy easy access to the MNP Community & Sport Centre, nearby parks, tennis courts, and scenic pathways for an active, healthy lifestyle.A prime inner-city location with outstanding redevelopment potential for builders, architects, or visionaries looking to create something remarkable. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Complete Realty

RE/MAX Realty Professionals

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