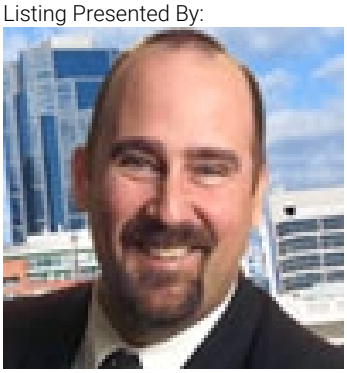


# 2310 17 Street Calgary Alberta

$440,000

BARE LOT - BUILDERS & BUYERS - Nestled in a Bankview sweet-spot, Rare find opportunity to build your Dream home in Bankview, 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. 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.. Stroll to the bistro/boutique/services scene in Marda Loop or 17th Ave District.. One may wish to take advantage of the conditionally approved development permit Or use this as perspective for your own creation or simply step out on your own. Check it out - a delightful opportunity! (id:6769)


Listing Presented By:



Originally Listed by:
URBAN-REALTY.ca

http://robybali.ca/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca