

3515 42 Street Calgary Alberta

\$779,900

***VISIT MULTIMEDIA LINK FOR FULL DETAILS!* Attention Builders, Developers, and Investors! This huge 50' x 115' R-CG zoned lot with a desirable West-facing backyard is a fantastic development opportunity in the heart of Glenbrook, one of Calgary's top upcoming infill neighbourhoods boasting an excellent inner-city location! This opportunity is ideal for a developer who appreciates a shovel-ready project, saving thousands on architectural and DP fees. The site has been prepared with the necessary tree removal, asbestos remediation, and utility disconnections already completed. With a full set of approved DP plans for semi-detached construction, including 3-bedroom legal basement suites, you can start construction immediately and capitalize on this prime location! Only a short walk or drive away, this property offers many school options, including A.E. Cross School and Glenbrook School, shopping, restaurants, and amenities. Nearby favourites include Glamorgan Bakery, Signal Hill Centre, Westhills Towne Centre, which consists of a Cineplex Odeon Cinema, and various restaurants, including the upcoming Keg Steakhouse and Bar - to name a few! Glenbrook is a quiet inner-city community with ample green spaces, playgrounds, and multiple schools, making this the perfect spot for infill development. Although tucked away on a quiet tree-lined street, you can easily access Sarcee Trail, Richmond Rd, and the newly developed Stoney Trail ring road to continue your adventure downtown, around the city, or in the beautiful Rocky Mountains or beyond! Take advantage of this golden opportunity to be a part of Glenbrook's transformation and capitalize on Calgary's thriving real estate market!**

****Utilities have been disconnected and home is prepped for demolition** (id:6769)**

Living room 12.67 M x 12.58 M

Kitchen 15.17 M x 10.08 M

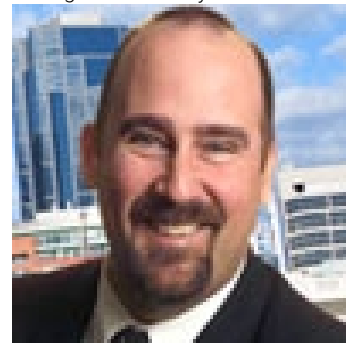
Primary Bedroom 12.50 M x 10.08 M

Bedroom 11.17 M x 8.25 M

Bedroom 10.08 M x 8.67 M

4pc Bathroom Measurements not available

Listing Presented By:



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