



## 38 6A Street Calgary Alberta

\$1,099,900

Attention builders, developers, and investors!!! This is an incredible 50'x120' lot, currently zoned MC1, with a huge redevelopment potential. This lot is to be sold in conjunction with its adjacent 25'x120' lot (listed separately) giving you a total 75'x120' parcel to develop. It is currently zoned MC1 with the possibility of rezoning to MC2 to increase the options for redevelopment. The adjacent property to the north on 6A street is redeveloped into a 3-storey apartment complex. The plot across the street on 6A street is redeveloped into a 3-storey apartment complex. The plot across the street on McDougall Road is redeveloped to row 3-storey townhouses. Don't miss out on this opportunity as 75'x120' CORNER plots rarely come to the market in this vibrant/trendy community. The property on the east side can be added to the sale to make it a larger plot to redevelop and add to the endless possibilities. It is a raised bungalow (up and down) on a 30'x100' lot zoned MC1. (id:6769)

Listing Presented By:



Originally Listed by:  
First Place Realty

**RE/MAX Realty Professionals**

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

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