



## 5212 22 Avenue Calgary Alberta

\$800,000

RARE OPPORTUNITY IN SOUGHT-AFTER MONTGOMERY. Prime lot for builders and investors in the desirable community of Montgomery, offering unbelievable views of the river valley, downtown, the Bow River, and the mountains. Zoned R-CG and surrounded by new builds, this property presents an exceptional redevelopment opportunity in one of Calgary's most sought-after inner-city neighbourhoods. Ideally located with close proximity to downtown, Foothills Hospital, Alberta Children's Hospital, and the University of Calgary, while also being minutes from river pathways and a wide range of amenities. Enjoy quick and easy access west to the mountains, making this a truly outstanding location for future development. (id:6769)

Other 15.50 Ft x 9.25 Ft

Living room 11.92 Ft x 13.83 Ft

Bedroom 11.08 Ft x 8.00 Ft

Office 7.50 Ft x 9.08 Ft

4pc Bathroom 7.50 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
LPT Realty

<http://www.michelegole.com/>

**RE/MAX Realty Professionals**

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