



## 821 23 Avenue Calgary Alberta

\$875,000

This spacious 50' x 120' R-CG lot offers an exceptional opportunity for redevelopment in one of Calgary's most sought-after inner-city communities. Located just a few blocks from the stunning Confederation park on a well developed street, the potential of this site is endless. With zoning that allows for duplexes, semi-detached homes, or potentially other multi-family configurations, this lot is perfect for investors or builders looking to capitalize on the growing demand for modern infills in Mount Pleasant. The location provides quick access to downtown Calgary, schools, parks, and transit, making it an ideal spot for future homeowners or renters. Whether you're looking to build custom infills or hold the property as an investment, this is a rare chance to secure prime real estate in a vibrant neighbourhood. (id:6769)

4pc Bathroom Measurements not available

Bedroom 12.00 Ft x 9.00 Ft

Primary Bedroom 13.58 Ft x 10.42 Ft

Listing Presented By:



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RE/MAX House of Real Estate

<http://www.bestcalgaryhomes.com>

### RE/MAX Realty Professionals

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)