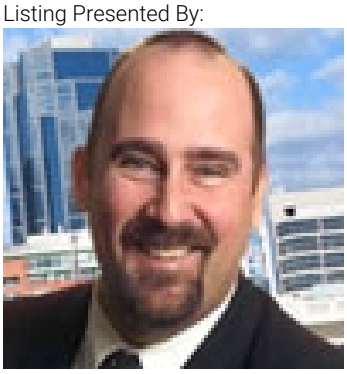


9535 52 Ave SW Calgary Alberta

$1,899,999

EXCEPTIONAL INNER-CITY DEVELOPMENT OPPORTUNITY! An incredibly rare chance to acquire two adjoining, substantially cleared residential lots in one of Calgary's most desirable and established inner-city communities. Ideally positioned on a prominent corner directly across from a beautiful neighborhood park, 535 and 539 52 Avenue SW offer an impressive combined 100 feet of frontage by 120 feet of depth, providing approximately 12,000 square feet of prime residential land in sought-after Windsor Park. What truly distinguishes this property is its exceptional setting. With picturesque green space directly across the street, a desirable corner position, and two street frontages, this expansive parcel offers a unique combination of openness, accessibility, natural surroundings and outstanding residential appeal. The park-facing exposure creates an attractive opportunity to design distinctive homes in an established neighborhood. Both existing homes have already been professionally demolished, asbestos abatement has been completed, and substantial tree removal and site clearing have been undertaken. Significant upfront redevelopment preparation has already been completed, eliminating much of the demolition and hazardous-material abatement work typically associated with acquiring older inner-city properties. Currently designated R-CG (Residential - Grade-Oriented Infill), this impressive land assembly offers a substantial footprint for a variety of potential residential redevelopment concepts, subject to applicable municipal requirements and approvals. The generous combined frontage and corner positioning provide design flexibility that is difficult to replicate with conventional 25-foot or 50-foot inner-city parcels. Located in the heart of Windsor Park, the property is surrounded by established residences, attractive new infill homes and contemporary residential developme...

Listing Presented By:



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CIR Realty

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

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