

# \$2,399,000 - 3902 17 Avenue Sw, Calgary

MLS® #A2142138

**\$2,399,000**

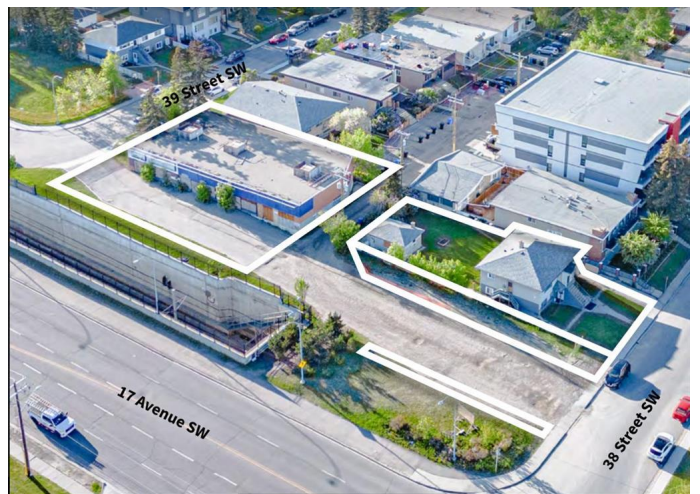
0 Bedroom, 0.00 Bathroom,  
Land on 0.33 Acres

Rosscarrock, Calgary, Alberta

This is an exceptional opportunity to acquire a development site in an established inner-city community with excellent exposure to 17 Avenue

SW and easy access to major thoroughfares, public transit, and amenities.

The Site is ideally situated to meet the growing demand for housing in the Calgary market. If immediate development is not desired, the existing retail strip could be repositioned as a value-add opportunity, for a longer-term hold. There is an approved land use of MU-1f3.0h26 (Mixed-Use General), which allows for commercial and residential uses, to a maximum gross developable area of 3.0 FAR. 1635 - 38 Street SW Lot 20 & 21, Block 31, Plan 8070AJ



## Essential Information

MLS® #	A2142138
Price	\$2,399,000
Bathrooms	0.00
Acres	0.33
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address 3902 17 Avenue Sw

Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1T8

### **Additional Information**

Date Listed	June 17th, 2024
Days on Market	238
Zoning	MU-1 f3.0h26

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.