



## 3815 10 Avenue SW, Calgary, Alberta - \$1,599,900



Main Photo

### Property Description

Prime Development Opportunity in Rosscarrock - This 77x122 lot has been cleared and is shovel ready \*\*\* 12 Plex with approved DP and plans that include 2 buildings with a 3 up 3 down configuration and a 6 car garage. Unit sizes: one bedroom basement suites are 640-660 sq ft and upper 3 storey loft units 1816 - 1886 sq ft. with 3 bedrooms and 3.5 baths. This property has great access to Shaganappi Golf Course, Westbrook Mall, Westbrook C-Train as well as nearby schools, including: Rosscarrock ES (K-6) Vincent Massey School (7-9) Westbrook Outreach (10-12) Rosscarrock is a mature, well-connected neighbourhood offering strong rental demand, making this an ideal turnkey investment for developers. Opportunities like this with approved plans and ready to build are rare.

### REALTOR Referral





REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Century 21 Bamber Realty LTD.*



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