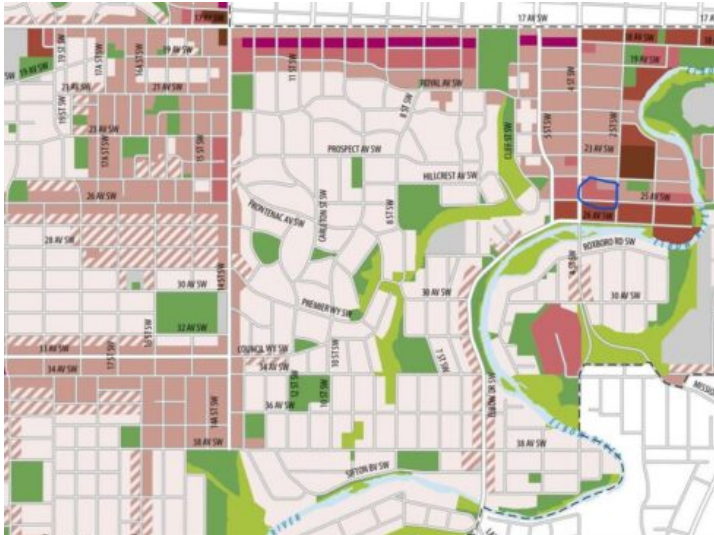


**308 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2236291**



**\$4,299,900**

**Division:** Mission

**Lot Size:** 0.08 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** DC

**Water:** -

**Sewer:** -

**Utilities:** -

Opportunity for builders in sought after Mission area, close to all amenities and river. Mission is the perfect mix of casual vibes, an uptown scene and outdoor living. It has become one of the most trendy, in-demand neighborhoods in Calgary's inner city attracting young professionals, and families looking for a vibrant, urban community with no shortage of things to do. The main street - 4th Street - offers quick access to downtown and is dotted with sculptures by local artists, independent eateries and cafes, boutique fitness studios, and an electric variety of vintage shops and boutiques. The community is nestled on the edge of the Elbow River and provides easy access to Calgary's famous walking/cycling path system.

Four houses with 100 ft of frontage 306,308,310,312 - 25 ave sw that have to be all purchased together. The city has recently changed ( LAP )and allows for up to 12 stories to be built. Potential buyer will need to rezone to align with the LAP. Local Area Plan Dashboard West Elbow Communities Local Area Plan.pdf Local Area Plan Dashboard