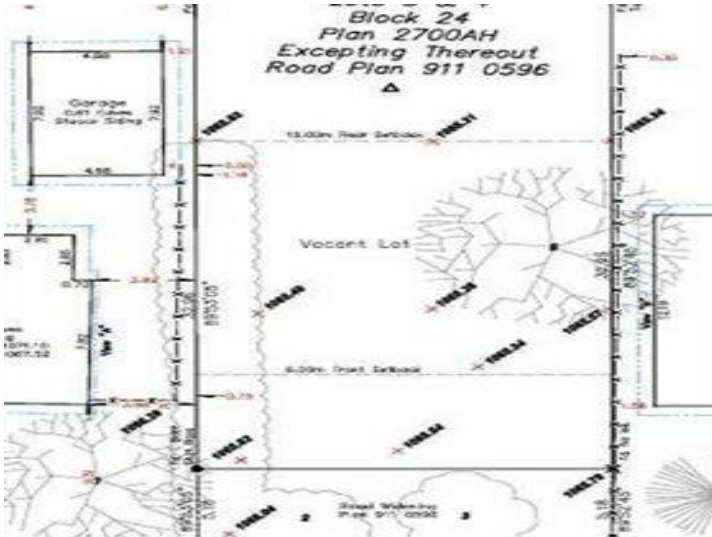


1336 36 Street SE  
Calgary, Alberta

MLS # A2237717



**\$545,000**

Division: Forest Lawn

Lot Size: 0.12 Acre

Lot Feat: Back Lane

By Town: -

LLD: -

Zoning: H-GO

Water: -

Sewer: -

Utilities: -

For more information, please click the "More Information" button. Excellent Prime Inner-City Development Lot for Sale. An incredible opportunity to own a prime inner-city lot ideally located near shopping amenities and vibrant International Avenue. This property comes fully zoned H-GO (Housing & Grade-Oriented), with approved development plans already in place. The zoning allows for the construction of 8 or more units, offering outstanding potential for multi-family or mixed-use development. All zoning approvals have been finalized by the City, saving you time and accelerating your project timeline. With endless possibilities for builders, developers, or investors—this is a ready-to-go project in a high-demand, high-growth area. Don't miss out on this rare opportunity to build in one of Calgary's most dynamic neighborhoods!