

**3711 15 Street SW**  
**Calgary, Alberta**

**MLS # A2282366**



**\$3,498,000**

**Division:** Altadore

**Lot Size:** 0.29 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** M-C2

**Water:** -

**Sewer:** -

**Utilities:** -

ATTENTION developers, builders & investors. Development site 100x125 feet. This property has just been re-zoned to MC-2 with development permit approved by the City of Calgary for a 31 unit building. The plans and permits are included in the sale (plans are in realtor supplements). The site has already been cleared and ready to start construction right away! Opportunity to build and hold as rental with great cash flow. Also opportunity to finance with CMHC program with little money down.