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

MLS® #A2243217

#### \$1,599,900

0 Bedroom, 0.00 Bathroom, Land on 0.22 Acres

Rosscarrock, Calgary, Alberta

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 configuation 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 (Kâ€"6) Vincent Massey School (7â€"9) Westbrook Outreach (10â€"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.

#### **Essential Information**

MLS® # A2243217

Price \$1,599,900

Bathrooms 0.00 Acres 0.22

Type Land

Sub-Type Residential Land

Status Active

# **Community Information**

Address 3815 10 Avenue Sw







Subdivision Rosscarrock

City Calgary
County Calgary
Province Alberta
Postal Code T3C 0K8

### **Additional Information**

Date Listed July 25th, 2025

Days on Market 96
Zoning DC

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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