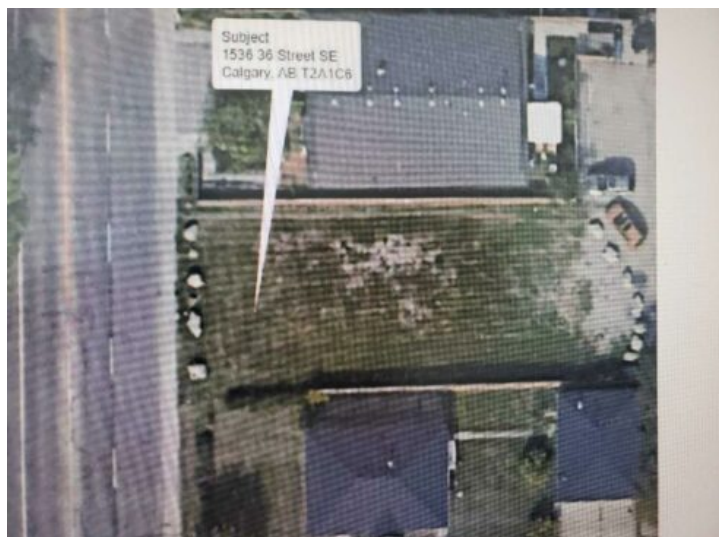


**1536 36 Street SE  
Calgary, Alberta**

**MLS # A2254993**



**\$465,000**

**Division:** Forest Lawn

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** M-C2

**Water:** -

**Sewer:** -

**Utilities:** -

**\*\*Calling All Builders, Developers & Investors\*\*** Here's your chance to elevate South Calgary with this exceptional oversize cleared vacant MC-2 Zoned lot. This spacious 6232 square feet parcel boasts excellent access and promising revenue opportunities, a potential multifamily project with lucrative rental income opportunities. Accessibility: Positioned along 17 Avenue SE, a major arterial road in east Calgary, this property enjoys prime accessibility and exposure. Don't miss this rare chance to shape the future of South Calgary's residential landscape. With its prime location, expansive lot size, and promising potential, seize the opportunity now to make your mark.