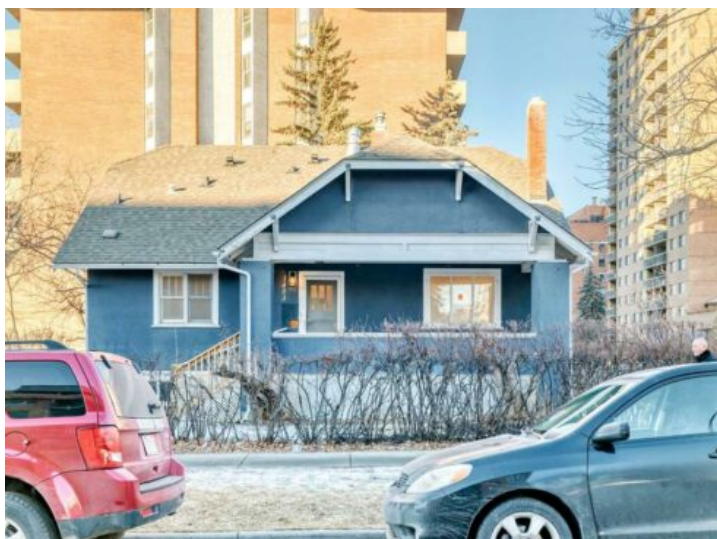


**1403 12 Street SW
Calgary, Alberta**

MLS # A2279590



\$1,800,000

Division: Beltline

Lot Size: 0.12 Acre

Lot Feat: Corner Lot, Front Yard, Lawn, Near Public Transit, Near Shopping Centre

By Town: -

LLD: -

Zoning: CC-MH

Water: -

Sewer: -

Utilities: -

Exceptional development parcel located in Calgary's dynamic Beltline district. Zoned CC-MH, this property supports a wide range of medium- to high-density residential or mixed-use projects, including mid-rise and high-rise buildings. An existing renovated home currently occupies the site, offering holding income potential. Positioned steps from downtown, transit, and premier urban amenities, this is a strategic opportunity for developers and long-term investors seeking prime inner-city land. This is to be sold as a land assembly with 1407 12 ST SW