

\$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 configuration 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 (Kﷆ) Vincent Massey School (7﷉) Westbrook Outreach (10򞦌) 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	13
Zoning	DC

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.