

# \$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 (K&#8211;6) Vincent Massey School (7&#8211;9) Westbrook Outreach (10&#8211;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 | 11              |
| Zoning         | DC              |

### **Listing Details**

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

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