

# \$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 (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
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Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0K8

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	53
Zoning	DC

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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