



**2250 17A Street SW
Calgary, Alberta**

MLS # A2217794



\$2,800,000

Division: Bankview

Lot Size: 0.47 Acre

Lot Feat: City Lot, Cleared

By Town: -

LLD: -

Zoning: M-CG

Water: -

Sewer: -

Utilities: -

Price reduced by \$100k! Opportunity to acquire an infill multi-residential development site (the "Site") located in the desirable Bankview neighbourhood of Southwest Calgary. The inner-city location in the popular Bankview neighbourhood allows for quick access to the shops and restaurants of both Marda Loop and the 17th Avenue Arts & Entertainment District. The rapidly gentrifying community is popular with both renter and home owners given its convenient inner-city location and proximity to the downtown core. The 0.47 acre Site is rectangular in shape and stretches between 17A and 17B offering street front access on both street elevations. The zoning is M-CG d111 Multi-residential - Contextual Grade-Oriented with a recently approved Development Permit (April 2025) for the development of a three-building, 24 one-bedroom suite "stacked townhouse" style development. This is an exceptional opportunity to secure a high quality infill development site with an in-place development permit in Calgary's robust multi-residential market.