



GRASSROOTS
REALTY GROUP

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201-217 4 Street NE
Calgary, Alberta

MLS # A2233524



\$13,100,000

Division: Crescent Heights

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 26,000 sq.ft.

Zoning: R-CG

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat Torch Membrane, Mixed, Tar/Gravel

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.74 Acre

Sewer: -

Lot Feat: -

Inclusions: owners owned appliances list will be provided

Unlock the potential of this 260' x 124.69 parcel of premium Calgary real estate. Ideally located in sought-after Crescent Heights with direct access to the lively Bridgeland commercial corridor, this site is perfectly positioned for a landmark mixed-use development. Imagine retail or commercial frontage at street level with multi-family residential above — a rare opportunity to create a signature project in one of Calgary's most dynamic urban communities.now approved new zoning of R-CG