



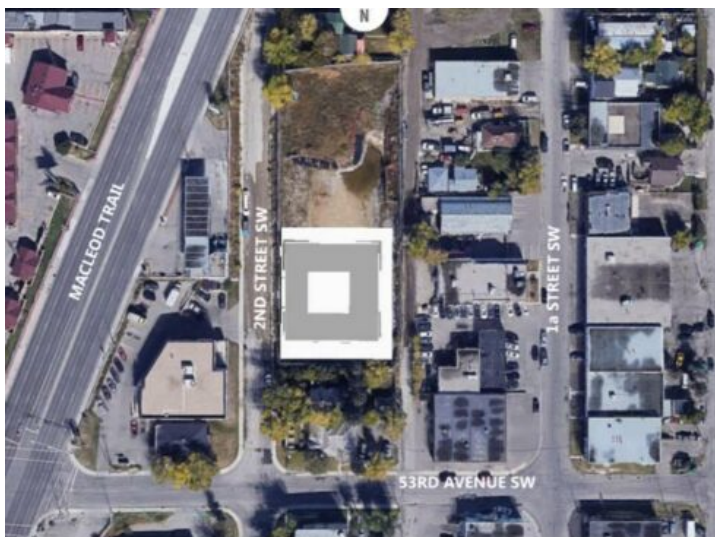
GRASSROOTS
REALTY GROUP

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5320-5328 2 Street SW
Calgary, Alberta

MLS # A2245892



\$2,200,000

Division: Manchester

Lot Size: 0.43 Acre

Lot Feat: Back Lane, City Lot, Cleared, Interior Lot, Native Plants, See Remarks

By Town: -

LLD: -

Zoning: DC (pre 1P2007)

Water: -

Sewer: -

Utilities: -

LAND ASSEMBLY. VACANT LAND 150 x 125 ft, +/- 18,731 SF of prominent land prime for new development in a fully built-out mature community located three blocks northeast of Chinook Centre: Calgary's largest and most popular mall. Proposed zoning allows for up to 99 units. The maximum height restrictions for the Development Site is 13 storeys. The Lands are in close proximity to the Chinook CTrain Red Line, Macleod Trail, Glenmore Trail SW, and Blackfoot Trail SE, offering effective citywide connectivity and quick access to Calgary's compelling employment drivers, services, retail and entertainment nodes. Located less than 100 m away from the highly trafficked intersection of Macleod Trail and 53 Ave SW and bordered by residential and commercial parcels in the mature community of Manchester. The community of Manchester and surrounding areas capture a desirable demographic: young, affluent, educated renters. Manchester is one of the municipality's fastest growing nodes over the last 5 years (12.0% population change) and is forecast to continue to grow at a pace of 23.8% until 2028 (outpacing the rest of the city and province at 11.8% and 7.9%, respectively). ///. Also for sale directly to the South of this land are 5332 & 5336 2 ST SW for \$600,000 each. See MLS #A2170786 and MLS #A2169770. Drive by this interesting site and call today for more info.