



**GRASSROOTS**  
REALTY GROUP

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**1920 to 1948 26 Avenue SW  
Calgary, Alberta**

**MLS # A2037185**

**\$6,400,000**



<b>Division:</b>	Bankview		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	1.14 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

LAND, LAND, LAND ASSEMBLY - OPPORTUNITY IN INNER-CITY CALGARY in Bankview on 26th AVE SW. There are 8 spectacular 45' x 139' RC-2 zoned lots available! You may assemble up to 360' of exclusive inner-city land. (We have 1920, 1924 and 1928 26 AVE SW listed on the MLS. Located in the ultra sought-after inner-city community of Bankview and Marda Loop, these lots are perched at a high point in the community. Build with potential city views on a reasonably quiet street. This convenient and exclusive location is just minutes from both the Children's and Foothills Hospitals, Tom Baker Cancer Centre, Mount Royal University, University of Calgary, and affords easy access to the downtown core or escape to the nearby mountains. Also, just steps away from the Bow River and its extensive pathways system. Seven of the existing eight homes are in very good condition and are rented at mostly current market rent. The existing zoning allows easy subdivision into two lots and building of duplexes, but the city much prefers higher density as witnessed with the new building of a multi-family complex 300m East. This land intersects the communities of Bankview, South Calgary and Richmond Park/Knobhill. Along with Altadore and Garrison Woods, these communities comprise the commercial district of Trendy Marda Loop, which continues to be quickly redeveloping with executive homes and multi-family throughout its picturesque tree-lined streets. This is an amazing opportunity to buy and hold land in inner-city Calgary, or get to work immediately at a multi-family project.