



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5336 2 Street SW
Calgary, Alberta

MLS # A2170786



\$600,000

Division:	Manchester		
Type:	Residential/House		
Style:	Bungalow		
Size:	838 sq.ft.	Age:	1945 (81 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Hot Water, Radiant
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	French Door, Natural Woodwork

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	C-COR2
Utilities:	-

Inclusions: N/A

LAND ASSEMBLY! Fine 827 square foot home on this DEVELOPMENT site. Must be purchased with neighbouring property to the North - 5332 2 ST SW (MLS A2169770 - also listed at \$600,000). Attention Builders and Developers: Exceptional Land Opportunity! Presenting a prime parcel of 581 sq. m (6,254 sq. ft.) zoned C-COR2, ideal for retail with potential for upper residential condos. This property offers a unique chance to expand your investment, as the adjacent Lot 5332 MUST be purchased with this one, and then there is another 150 FEET North also available for sale (MLS #A2245892). Highlights: Strategic Location: Situated just three blocks northeast of CF Chinook Centre, Calgary's largest and most popular mall, this land is poised for impactful development. Excellent Connectivity: Benefit from proximity to major routes including Macleod Trail, Glenmore Trail SW, and Blackfoot Trail SE, along with easy access to the Chinook CTrain Red Line, ensuring effective citywide transportation. High Traffic Area: Less than 100 m from the bustling intersection of Macleod Trail and 53 Ave SW, this site enjoys excellent visibility and accessibility. Desirable Demographics: The Manchester community is one of Calgary's fastest-growing areas, with a 12% population increase over the past five years. Projections indicate a robust growth rate of 23.8% through 2028, attracting a young, affluent, and educated renter demographic. Versatile Development Potential: The C-COR2 zoning allows for a mix of retail and residential uses, making it a versatile option for various development projects. Don't miss out on this remarkable opportunity to invest in a thriving community with tremendous growth potential!