



**GRASSROOTS**  
REALTY GROUP

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**2620 Centre Street NE**  
**Calgary, Alberta**

**MLS # A2201816**



**\$2,650,000**

**Division:** Tuxedo Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 11,000 sq.ft.

**Zoning:** MU-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.25 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Prime Development Opportunity & 0.25 Acre Lot on Centre Street North An exceptional investment opportunity in the heart of Calgary! This rare 0.25-acre lot is ideally positioned just 6 minutes from downtown, offering unparalleled access to the city's core. With high-density mixed-use zoning, this site is primed for a future development featuring main-floor retail and upper-level residential units&mdash;perfect for capitalizing on Calgary's growing demand for centrally located commercial and residential spaces. Centre Street North is a rapidly evolving corridor with increasing foot traffic, strong retail potential, and seamless connectivity to transit and major roadways. As Calgary continues to expand, this location offers investors and developers a strategic advantage in a high-demand market. Don't miss the chance to bring a visionary project to this thriving urban hub. Inquire today to explore the potential of this prime development site!