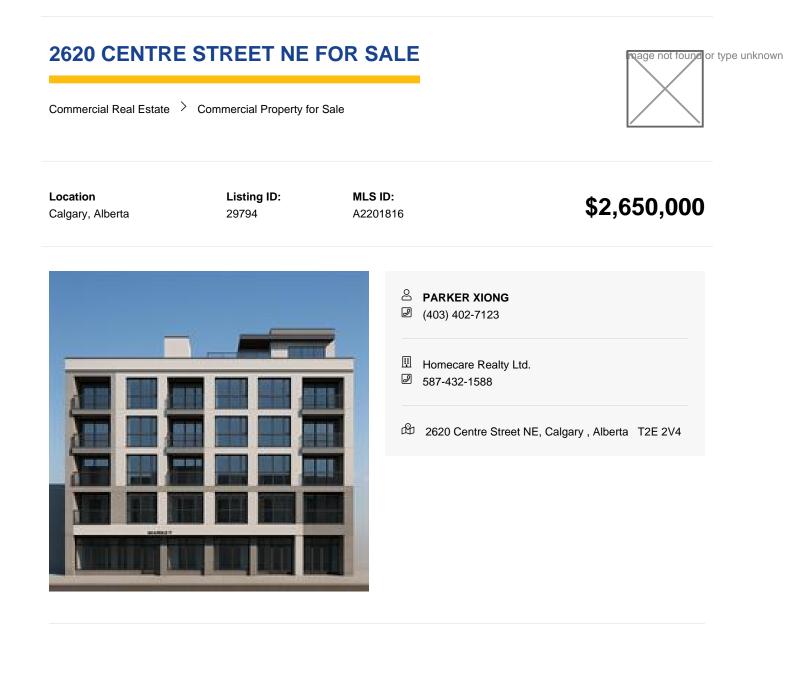


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Transaction Type	Days On Market	Zoning
For Sale	164	MU-2
Subdivision	Building Type	Year Built
Tuxedo Park	Mixed Use	1949
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
2617AG	11000.00	1021.92
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
10890	0.25	n/a
Restrictions None Known	Reports Title	

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—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!

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