# \$6,250,000 - 2004-2018 Centre Street Ne, Calgary

MLS® #A2214179

## \$6,250,000

0 Bedroom, 0.00 Bathroom, Land on 0.58 Acres

Tuxedo Park, Calgary, Alberta

A rare and strategic redevelopment opportunity in Calgary's transforming Centre Street North corridor. This land assembly includes five contiguous properties—2004, 2010, 2014, 2016, and 2018 Centre Street NE—offering a combined site area of approximately 2,346 square meters (or 25,252 square feet). Currently improved with a mix of residential and commercial structures, the properties are being sold for land value, providing a clean slate for a wide range of development possibilities.

Situated along a key transit and redevelopment route, this high-exposure location is positioned just minutes to downtown and offers excellent access to major corridors and public transportation. The area is undergoing significant revitalization, supported by the future Green Line LRT and municipal policies encouraging higher-density, mixed-use development. Zoned Direct Control (DC), this site offers flexible potential for residential, commercial, or mixed-use projects, subject to City approvals.

Whether you are looking to capitalize on Centre Street's redevelopment momentum or land bank for future growth, this is an exceptional opportunity to secure a large parcel in one of Calgary's most promising urban corridors. (Sale includes LINC numbers 0017379728, 0017379710, 0020199832,







### **Essential Information**

MLS® # A2214179

Price \$6,250,000

Bathrooms 0.00 Acres 0.58 Type Land

Sub-Type Commercial Land

Status Active

# **Community Information**

Address 2004-2018 Centre Street Ne

Subdivision Tuxedo Park

City Calgary
County Calgary
Province Alberta
Postal Code T2E 2T1

#### **Additional Information**

Date Listed April 24th, 2025

Days on Market 189
Zoning DC

## **Listing Details**

Listing Office Sotheby's International Realty Canada

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