

\$12,500,000 - 201-217 4 Street Ne, Calgary

MLS® #A2233524

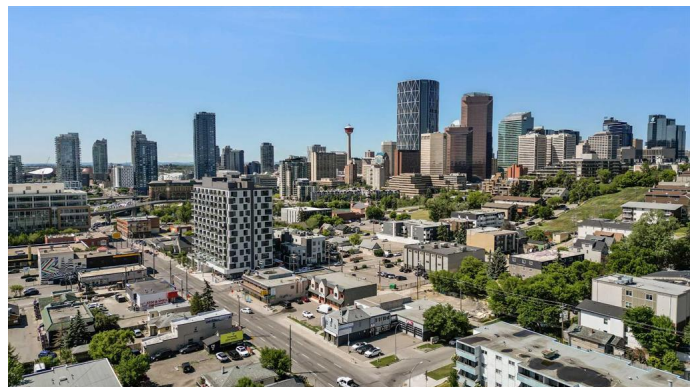
\$12,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.74 Acres

Crescent Heights, Calgary, Alberta

Prime Opportunity to Acquire 0.74 Acres of Development Land with Holding Income in One of Calgary's Most Desirable Inner-City Communities. Property details: Municipal addresses 201-217 4 Street N.E.; site size 0.74 acres (32,417 SF); land use designation MU-2; maximum FAR 9.0; maximum potential density 291,753 SF; maximum height 80M (26 stories); and up to 9,000 SF of walk-up retail with a welcoming plaza.

Investment Highlights: This is an excellent opportunity to acquire a prominent inner-city development site spanning three-quarters of a city block with full city block frontage of 260F x 125F. The property is currently leased to a mix of retail, office tenancies, and residential apartments, providing holding income during a development planning process. It offers direct frontage onto 4 Street N.E., a main southbound roadway providing access for Calgary's northern communities to the downtown core, and is in close proximity to abundant amenities including restaurants and caf  s along 1st Avenue N.E. in Bridgeland, the Bow River Pathway System, St. Patrick's Island Park, Bridgeland Memorial LRT Station, Blush Lane, and the Calgary Italian Cultural Centre.



Essential Information

MLS® #

A2233524

Price	\$12,500,000
Bathrooms	0.00
Acres	0.74
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	201-217 4 Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2e 0H6

Amenities

Parking Spaces	20
----------------	----

Exterior

Roof	Flat Torch Membrane, Mixed, Tar/Gravel
------	--

Additional Information

Date Listed	June 23rd, 2025
Days on Market	140
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.