

# \$2,800,000 - 2250 17a Street Sw, Calgary

MLS® #A2217794

**\$2,800,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.47 Acres

Bankview, Calgary, Alberta

Price reduced by \$100k! Opportunity to acquire an infill multi-residential development site (the "Site") located in the desirable Bankview neighbourhood of Southwest Calgary. The inner-city location in the popular Bankview neighbourhood allows for quick access to the shops and restaurants of both Marda Loop and the 17th Avenue Arts & Entertainment District. The rapidly gentrifying community is popular with both renter and home owners given its convenient inner-city location and proximity to the downtown core. The 0.47 acre Site is rectangular in shape and stretches between 17A and 17B offering street front access on both street elevations. The zoning is M-CG d111 Multi-residential - Contextual Grade-Oriented with a recently approved Development Permit (April 2025) for the development of a three-building, 24 one-bedroom suite "stacked townhouse" style development. This is an exceptional opportunity to secure a high quality infill development site with an in-place development permit in Calgary's robust multi-residential market.



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2217794    |
| Price     | \$2,800,000 |
| Bathrooms | 0.00        |

|          |                 |
|----------|-----------------|
| Acres    | 0.47            |
| Type     | Land            |
| Sub-Type | Commercial Land |
| Status   | Active          |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2250 17a Street Sw |
| Subdivision | Bankview           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2T 4S1            |

### Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | City Lot, Cleared |
|-----------------|-------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 176            |
| Zoning         | M-CG           |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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