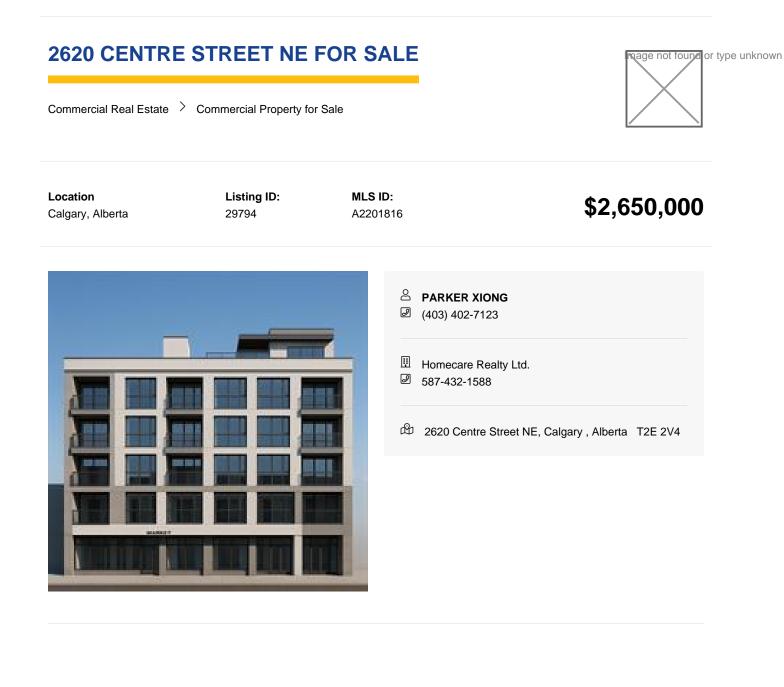


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<b>Transaction Type</b>	Days On Market	<b>Zoning</b>
For Sale	170	MU-2
Subdivision	Building Type	<b>Year Built</b>
Tuxedo Park	Mixed Use	1949
<b>Structure Type</b>	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
<b>Legal Plan</b>	Building Area (Sq. Ft.)	Building Area (Sq. M.)
2617AG	11000.00	1021.92
Lot Size (Sq. Ft.)	Lot Size (Acres)	<b>Inclusions</b>
10890	0.25	n/a
Restrictions None Known	<b>Reports</b> 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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