



## 2401 5 Avenue Calgary Alberta

\$5,495,000

Once in a lifetime opportunity to purchase this Prime West Hillhurst Location with over 2/3 of an Acre (29,250 SF+/-) 225' of Frontage with 130' of depth Fronting onto Grand Trunk Park, minutes from the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, and Bow River pathways. It is bounded by Memorial Drive to the south, 19th Street NW to the west, and Crowchild Trail to the east. Massive Development Potential to Rezone this half-block to Mixed-Use to match adjacent properties, ideal for high-density development. This Ideal Site is Flat land, free of power poles, perfect for streamlined construction and development. Rental Income from Six houses currently generating income while planning your development. SEE VIDEO TOUR!! (id:6769)

Primary Bedroom 3.60 M x 2.60 M

3pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

**RE/MAX**  
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