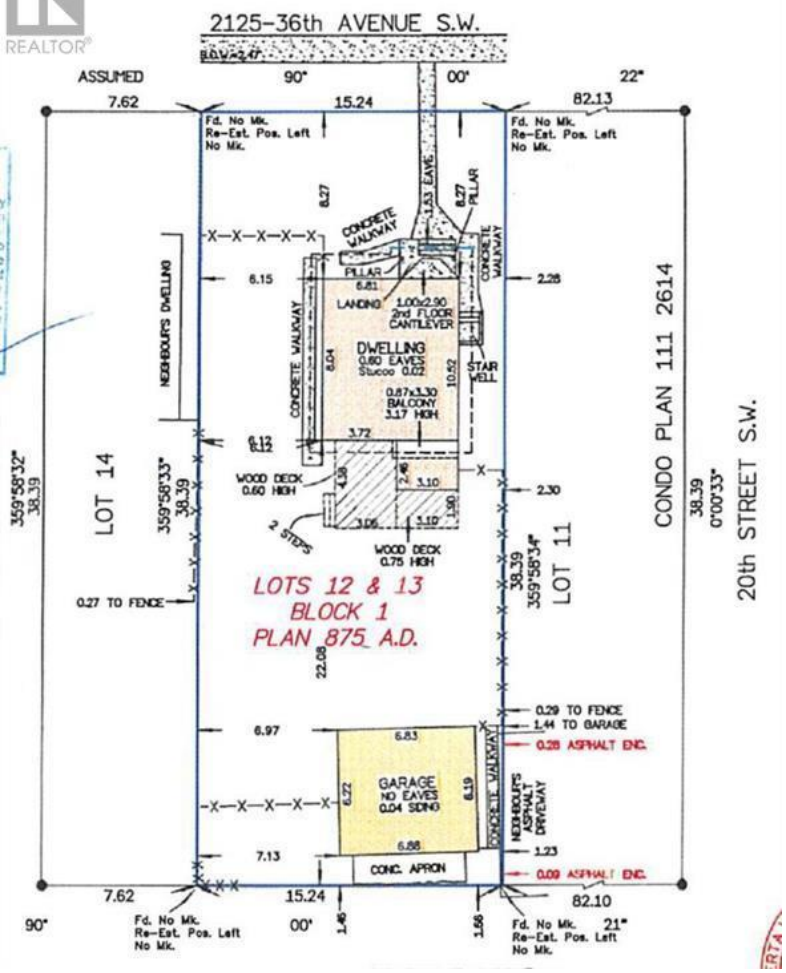


2125 36 Avenue Calgary Alberta

$1,490,000

Welcome to an unparalleled redevelopment opportunity in the prestigious Marda Loop/Altadore neighborhood! This prime property comprises TWO LOTS, boasting an impressive total FRONTAGE of 50' x 125'. For those with a grand vision, seize the chance to acquire an even more substantial parcel by including three adjacent lots (MLS#A2100250), resulting in a total frontage of 125 Feet! Positioned at the forefront of urban evolution this property sits across from a proposed 96 unit multi-family project awaiting approval from the City. Imagine being at the epicenter of an emerging architectural landscape, where innovation converges with upscale living. For seasoned developers seeking a canvas to craft a signature masterpiece, this is your calling. The Marda Loop/Altadore locale, renowned for its vibrant character and upscale ambiance, sets the stage for a venture that transcends the ordinary. Immerse yourself in the synergy of this marquee neighborhood, where every detail matters and every project is a statement. Don't miss this rare opportunity to shape the future of one of Calgary's most coveted areas. Sophisticated developers, envision your mark on the skyline and secure your place in the legacy of Marda Loop/Altadore. Act now and turn aspirations into reality in this prime redevelopment landscape! 2 storey, 2BR family home has been well- maintained and upgraded with a new kitchen featuring SS appliances, granite counters. 2 bedrooms + den. (id:6769)

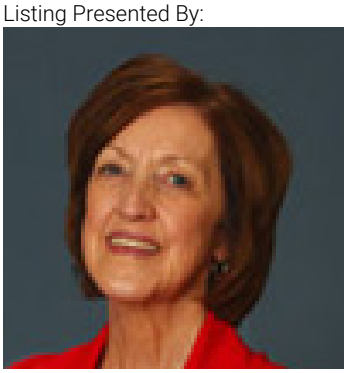
Bedroom 8.50 Ft x 10.33 Ft

Primary Bedroom 13.08 Ft x 9.67 Ft

4pc Bathroom 7.92 Ft x 8.92 Ft

3pc Bathroom 5.67 Ft x 7.25 Ft

Listing Presented By:



Originally Listed by:
Stonemere Real Estate Solutions

http://www.workharddreamharder.com/

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