



## 1207 17 Avenue Calgary Alberta

\$2,300,000

HOME SWEET HOME! CALLING ALL INVESTORS AND BUILDERS! This RARE INNER-CITY INVESTMENT OPPORTUNITY awaits you in the heart of Capitol Hill just one block away from 16th Ave NW and SAIT! These side by side properties are being sold together (1207 17 Avenue NW & 1201 17 Avenue NW) offering a DESIRABLE CORNER LOT LAND ASSEMBLY with 100 FEET FRONTAGE x 120 FEET DEPTH (3655.61 SQFT LOT SIZE) zoned RESIDENTIAL AND MC-2 in a dream location. There are currently 2 serviced bungalows on these 2 lots. One is boarded up with no access and one is a commercial office. This timely opportunity is ideal for a buyer looking for land with incredible future development potential in a prime location with a holding property. Depending what you build, there is a potential for mountain views and you can see SAIT from across the street. Located close to all amenities including trendy restaurants, coffee shops, public transportation, LRT, shopping, parks/greenspaces, schools, Deerfoot trail, Downtown Calgary and much more! Don't miss out on this incredible opportunity, contact us today for a tour! City of Calgary says: Depending on ceiling height, you could build a 4-5 story building with about 30 units (1200sqft X 2.5 FAR = 30,000 \*0.75 building efficiency = 22,500 SF / 750 SF units = 30 units) or you could push it to 34 units with 0.85% efficiency! (id:6769)

Listing Presented By:



Originally Listed by:  
CENTURY 21 BAMBER REALTY  
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