



## 1624 26 Avenue Calgary Alberta

\$1,699,900

A prime corner lot with over 7700 sqft of development site located in the highly sought-after Inner city Calgary neighbourhood of Bankview. Ideally situated within walking distance to the bustling Marda Loop Area with popular restaurants, unique service shops, and charming nightlife venues that contribute to a vibrant community atmosphere. This unique lot currently has a 3 storey Brick Building complex with Five - 2 bedroom units (approx. 700sqft) and One - 1 bedroom unit (approx. 600sqft). This Apartment Complex is zoned: M-C2 zoned (FAR: 2.5, 16M), which can build a +/-29 UNITS, 5 Storey Complex with a mixture of Bachelor, 1 bedroom and 2 bedrooms units on this lot (~19,250 sqft of developable area). Newer EPMD Roof. Lots of parking at the side and back of the building. Rent and Hold Long Term for future development or get plans in place to build a 5 storey complex for a long term rental property. Close to transit, 14th Street, Marda Loop, 17th Avenue shops and restaurants. (id:6769)

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

<http://www.thomasyeung.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca