



## 2401 5 Avenue Calgary Alberta

\$5,500,000

Prime West Hillhurst Location 225' (this lot to be sold together with 5 adjacent properties total of 29,250 SF of Land) 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 (MU-1F4.0H16) to match adjacent properties, ideal for high-density development or Build 20 luxury Town Homes with the current R-CG Zoning. 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. (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.



**Real Estate Professionals Inc.**

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

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