



## 2718 9 Avenue Calgary Alberta

\$680,000

Just 400 meters from Franklin LRT Station, this prime location offers unmatched convenience: only 8 minutes to downtown, 5 minutes to Marlborough and Sunridge Malls, and 15 minutes to Calgary International Airport. The property backs directly onto open green space, providing all future units with unobstructed downtown and mountain views -- a rare amenity in inner-city living. Surrounded by key employment hubs, including major engineering and industrial firms like Wood, Emerson, and Spartan Controls, the area supports strong and stable rental demand. This shovel-ready, high-upside opportunity in a rapidly revitalizing community is not to be missed. Contact us today for the full development package and take the first step toward securing a lucrative multi-family asset in Calgary's evolving urban core. (id:6769)

Primary Bedroom 11.58 Ft x 9.42 Ft

Bedroom 11.08 Ft x 8.67 Ft

3pc Bathroom 7.25 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
TrustPro Realty



**Real Estate Professionals Inc.**

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