



2645 21 Street Calgary Alberta

\$997,500

MUST BE SOLD WITH 2208 26 Avenue SW | MLS #: A2273686 Prime Inner-City Redevelopment Lot in Marda Loop | Contiguous Site to R-CG / DP-Approved 16-Unit Project. A rare opportunity to secure a premium redevelopment lot in Marda Loop, directly contiguous to an R-CG zoned, DP-approved 16-unit assembly next door--approved for 8 upper units (each 3 bedrooms + 2.5 bathrooms) and 8 legal basement suites (each 1 bedroom + 1 bathroom). Together, these properties create one of the most compelling and scalable multi-family development offerings currently available in Calgary's inner city. This parcel sits in one of Calgary's most sought-after and highest-performing infill markets, surrounded by modern new builds, premium amenities, and exceptional long-term growth fundamentals. Offering generous frontage and depth, mature landscaping, and convenient rear-lane access, this lot is an outstanding candidate for future land assembly expansion, higher-density redevelopment, or holding income while executing long-term development plans. With consistent buyer and investor demand in Marda Loop for new townhomes, suite-enabled designs, and multi-unit housing, this site provides developers with multiple pathways to unlock significant value. Whether purchased individually or as part of the larger DP-approved 16-unit development, this parcel enhances project scale, construction efficiencies, and potential profitability--ideal for builders aiming to maximize density and optimize margins. Opportunities to secure side-by-side inner-city lots in core redevelopment corridors are extremely limited. Positioned minutes from downtown, major transit routes, top-rated schools, parks, boutique retail, and some of Calgary's best restaurants and cafes, this is a blue-chip land hold with both immediate and future upside. Key Highlights: Directly contiguous to an R-CG zoned, DP-approved 16-unit project (Uppe...

Kitchen 13.83 Ft x 12.92 Ft
Dining room 11.92 Ft x 9.00 Ft
Living room 15.83 Ft x 13.25 Ft

Primary Bedroom 11.50 Ft x 11.17 Ft
Bedroom 11.08 Ft x 9.83 Ft
3pc Bathroom 9.92 Ft x 6.42 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca