



## 301 15 Avenue Calgary Alberta

\$2,250,000

\*\*\*\*\*LAND ASSEMBLY\*\*\*\*\* Price includes three properties 301, 303 & 307 15 Avenue NE Calgary AB T2E 1H3. All three properties must be sold together. This prime corner lot, approximately 100 ft by 120 ft and consisting of three separate lots with M-CG zoning, offers an exceptional development opportunity in an inner-city neighbourhood near Highway 1 and 16 Ave. Surrounded by existing multiplexes and commercial properties, ensuring a robust demand for residential and mixed-use developments. Properties are currently Rented with Tenants and is Self Sustaining. All Appliances included, 24 hours notice required to book showings. Pictures only showing 301 Unit, Please call agent for the other units. See supplements for RMS and Reports for other units. \*\*\*\* LOTS SOLD TOGETHER NOT INDIVIDUALLY. \*\*\*\* (id:6769)

Bedroom 6.50 Ft x 10.92 Ft  
4pc Bathroom 8.75 Ft x 3.33 Ft  
Kitchen 8.83 Ft x 10.67 Ft  
Living room 7.42 Ft x 15.08 Ft  
Furnace 10.50 Ft x 15.58 Ft  
Primary Bedroom 8.67 Ft x 12.00 Ft

Bedroom 8.58 Ft x 11.92 Ft  
4pc Bathroom 5.25 Ft x 6.67 Ft  
Kitchen 10.33 Ft x 11.25 Ft  
Dining room 10.33 Ft x 8.00 Ft  
Living room 10.33 Ft x 11.67 Ft  
Other 13.75 Ft x 3.83 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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