

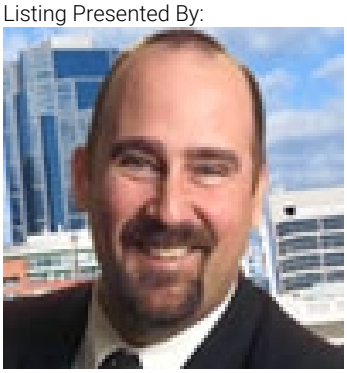
4615 21 Avenue Calgary Alberta

$724,900

PRIME 50' x 120' BUILDING LOT | SOUTH-WEST REAR YARD | Incredible redevelopment site sitting right on a prime Montgomery Street. Surrounded by infills, this 50x120-foot parcel gives builders, developers, and investors a broad canvas to work with in one of Calgary's fastest-evolving inner-city pockets. The land holds the bulk of the value here, but the existing home works well as a holding property while you get plans and city permits finalized. Practical updates over the years include a brand-new furnace installed in January 2026, plus updated windows and a water heater from 2019. The home needs a new roof and some cosmetic work, making it best suited for immediate redevelopment. Out back, the lot opens to a private, southwest-facing yard that gets sun all day long. Locations like this don't come up often--you're minutes from Shouldice Park, the Bow River, Market Mall, U of C, and major medical hubs, with fast commuting routes via Crowchild and 16th Avenue. Give your favorite realtor a call! (id:6769)

Bedroom 3.60 M x 3.60 M
Kitchen 7.50 M x 2.80 M
Primary Bedroom 3.70 M x 3.60 M
3pc Bathroom .00 M x .00 M
Dining room 3.50 M x 3.40 M
Living room 7.70 M x 5.80 M

Listing Presented By:



Originally Listed by:
RE/MAX First

http://www.calgaryrealtypro.com/

RE/MAX Realty Professionals

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

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