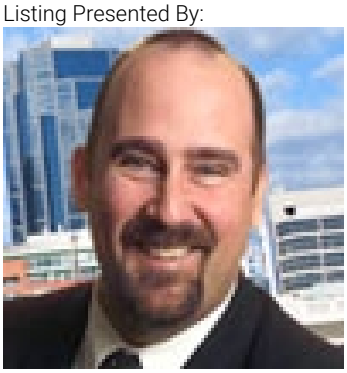


6132615 14 Street Calgary Alberta

$2,280,000

Prime Land Assembly in SW Calgary's Vibrant Core! Discover an extraordinary opportunity to own an expansive, consolidated commercial and mixed-use parcel in the heart of Calgary's most dynamic inner-city neighborhoods--Bankview and Marda Loop. This rare C-COR1 zoned land assembly, strategically positioned along high-traffic 14th Street SW, offers unparalleled visibility and accessibility, just minutes from downtown, boutique shopping, dining hubs, and major transit routes. The combined lots (2611, 2613, 2615 14 Street SW) deliver a spacious 75' frontage x 112' depth, totaling approximately 8,395 sqft--a versatile canvas for visionary redevelopment. Unlock Transformative Potential: Zoned for mixed-use commercial and residential development, this site invites innovative concepts such as boutique retail spaces, modern office suites, luxury condos, or a dynamic hybrid of both. Capitalize on soaring demand in one of Calgary's fastest-growing areas, where urban convenience meets community charm. With Marda Loop's trendy cafes, fitness studios, and cultural hotspots at your doorstep, this location promises high foot traffic and enduring tenant appeal. Prime Connectivity: Direct access to Crowchild Trail, 17th Avenue SW, and downtown core ensures effortless commutes. Thriving Demographics: Situated in a walkable, amenity-rich area attracting young professionals, families, and upscale renters. Future-Ready Investment: Calgary's urban intensification trends and infrastructure growth amplify this site's long-term value. Seize this once-in-a-lifetime chance to shape SW Calgary's skyline. Whether crafting a landmark mixed-use tower or a chic low-rise complex, this land assembly delivers limitless ROI potential. Act now--opportunities of this caliber rarely surface in such coveted locales! Don't Wait--Transform Vision into Legacy. Contact us today to explore this unmatched devel...

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