

\$1,450,000 - 2471 23 Street Nw, Calgary

MLS® #A2034001

\$1,450,000

0 Bedroom, 0.00 Bathroom,
Land on 0.26 Acres

Banff Trail, Calgary, Alberta

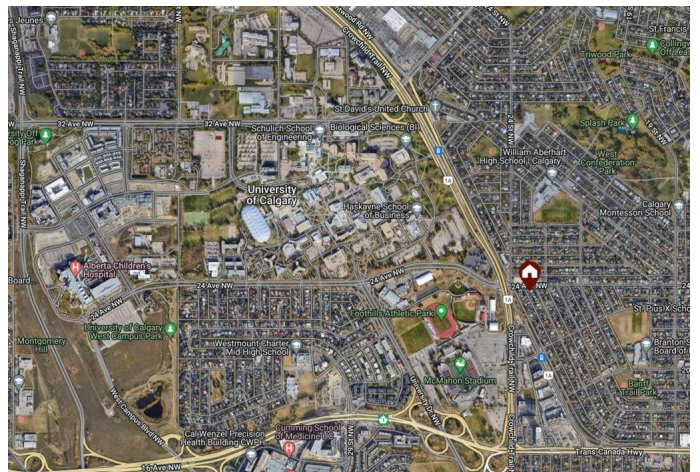
Rare opportunity to buy a building lot in a great location close the University of Calgary, McMahon Stadium and the future Field House. The current M-H1 d280 f3.6 h20 zoning allows for a 29 unit, 6 story building with main floor commercial. The property is within 500 meters of the closest C-Train station so there is potential for reduced parking requirements (confirm with the city). There is a 1300 sqft, 3 bedroom, 1 bathroom bungalow with a legal 3 bedroom, 1 bathroom basement suite (tenants are on month to month).

Essential Information

MLS® #	A2034001
Price	\$1,450,000
Sold Price	\$1,401,500
Bathrooms	0.00
Acres	0.26
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	2471 23 Street Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M3Y3



Additional Information

Date Listed	March 22nd, 2023
Date Sold	March 28th, 2024
Days on Market	372
Zoning	M-H1 d280f3.6h20
HOA Fees	0.00

Listing Details

Listing Office	STONEMERE REAL ESTATE SOLUTIONS
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