

\$1,699,900 - 1624 26 Avenue Sw, Calgary

MLS® #A2157318

\$1,699,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.18 Acres

Bankview, Calgary, Alberta

A prime corner lot with over 7700 sqft of development site located in the highly sought-after Inner city Calgary neighbourhood of Bankview. Ideally situated within walking distance to the bustling Marda Loop Area with popular restaurants, unique service shops, and charming nightlife venues that contribute to a vibrant community atmosphere. This unique lot currently has a 3 storey Brick Building complex with Five “ 2 bedroom units (approx. 700sqft) and One “ 1 bedroom unit (approx. 600sqft). This Apartment Complex is zoned: M-C2 zoned (FAR: 2.5, 16M), which can build a +/-29 UNITS, 5 Storey Complex with a mixture of Bachelor, 1 bedroom and 2 bedrooms units on this lot (~19,250 sqft of developable area). Newer EPMD Roof. Lots of parking at the side and back of the building. Rent and Hold Long Term for future development or get plans in place to build a 5 storey complex for a long term rental property. Close to transit, 14th Street, Marda Loop, 17th Avenue shops and restaurants.

Built in 1958

Essential Information

MLS® #	A2157318
Price	\$1,699,900
Sold Price	\$1,600,000
Bathrooms	0.00



Acres	0.18
Year Built	1958
Type	Commercial
Sub-Type	Multi Family
Status	Sold

Community Information

Address	1624 26 Avenue Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1C6

Amenities

Parking Spaces	7
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Exterior

Roof	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2024
Date Sold	September 30th, 2024
Days on Market	48
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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