

\$2,388,000 - 2611, 2613, 2615 14 Street Sw, Calgary

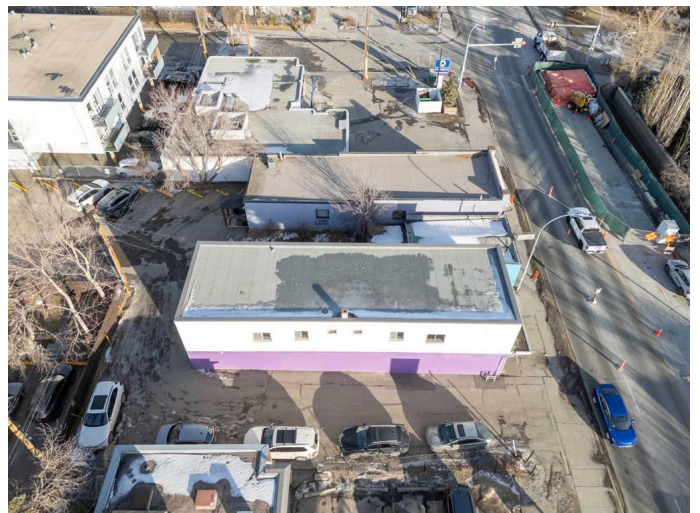
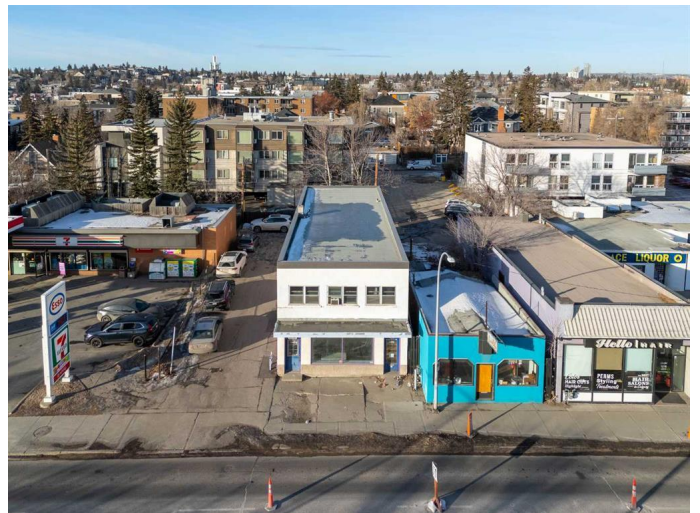
MLS® #A2192967

\$2,388,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.19 Acres

Bankview, Calgary, Alberta

Prime Land Assembly in SW Calgaryâ€™s Vibrant Core! Discover an extraordinary opportunity to own an expansive, consolidated commercial and mixed-use parcel in the heart of Calgaryâ€™s most dynamic inner-city neighborhoodsâ€”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 75â€™ frontage x 112â€™ depth, totaling approximately 8,395 sqftâ€”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 Calgaryâ€™s fastest-growing areas, where urban convenience meets community charm. With Marda Loopâ€™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: Calgaryâ€™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 development gem.

Built in 1953

Essential Information

| | |
|------------|-------------|
| MLS® # | A2192967 |
| Price | \$2,388,000 |
| Bathrooms | 0.00 |
| Acres | 0.19 |
| Year Built | 1953 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 2611, 2613, 2615 14 Street Sw |
| Subdivision | Bankview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 3T9 |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 6th, 2025 |
| Days on Market | 63 |
| Zoning | C-COR1 |

Listing Details

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|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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