



GRASSROOTS
REALTY GROUP

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**2004-2018 Centre Street NE
Calgary, Alberta**

MLS # A2214179



\$6,250,000

Division: Tuxedo Park

Lot Size: 0.58 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: DC

Water: -

Sewer: -

Utilities: -

A rare and strategic redevelopment opportunity in Calgary's transforming Centre Street North corridor. This land assembly includes five contiguous properties—2004, 2010, 2014, 2016, and 2018 Centre Street NE—offering a combined site area of approximately 2,346 square meters (or 25,252 square feet). Currently improved with a mix of residential and commercial structures, the properties are being sold for land value, providing a clean slate for a wide range of development possibilities. Situated along a key transit and redevelopment route, this high-exposure location is positioned just minutes to downtown and offers excellent access to major corridors and public transportation. The area is undergoing significant revitalization, supported by the future Green Line LRT and municipal policies encouraging higher-density, mixed-use development. Zoned Direct Control (DC), this site offers flexible potential for residential, commercial, or mixed-use projects, subject to City approvals. Whether you are looking to capitalize on Centre Street's redevelopment momentum or land bank for future growth, this is an exceptional opportunity to secure a large parcel in one of Calgary's most promising urban corridors. (Sale includes LINC numbers 0017379728, 0017379710, 0020199832, 0012410460, 0027930213)