



GRASSROOTS
REALTY GROUP

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2139, 2143, 2145 50 Avenue SW
Calgary, Alberta

MLS # A2302642



\$3,450,000

Division:	North Glenmore Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,925 sq.ft.	Age:	1961 (65 yrs old)
Beds:	9	Baths:	5
Garage:	Double Garage Detached, Off Street, Oversized		
Lot Size:	0.48 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Appliances and Window Coverings Sold As Is Where Is

North Glenmore Park Land Assembly for Sale | 150' x 138' Apartment/ Multi Family Development Opportunity in Calgary A rare 150' x 138' land assembly in North Glenmore Park, Calgary presents a premier multi-parcel redevelopment opportunity ideally suited for a 5-storey apartment building, subject to city approval. Comprised of three adjacent properties offered together, this site creates a scalable, high-impact development opportunity in one of Calgary's most desirable inner-city communities. Located in the highly sought-after North Glenmore Park neighbourhood, each parcel measures approximately 50' x 139', forming a combined footprint well-suited for mid-rise multifamily development. The flat site topography, corner influence, and south-facing rear exposure support efficient building design, strong unit layouts, and optimal natural light — key drivers for rental performance and long-term asset value. From a developer's perspective, the configuration and location strongly support a 5-storey purpose-built rental or condominium project, aligning with ongoing demand for inner-city multifamily housing in Calgary. Opportunities to assemble this scale of land in North Glenmore Park are extremely limited, making this a strategic acquisition for developers targeting long-term hold assets or build-to-sell projects. While the existing homes provide holding income potential, the primary value is in the land assembly and its ability to accommodate higher-density redevelopment in a mature, high-demand location surrounded by quality infill and established residential homes. This North Glenmore Park development site benefits from exceptional surrounding amenities that enhance both livability and tenant demand. Central Memorial High School and Altadore School are located nearby, while North Glenmore Park and the

Glenmore Reservoir offer year-round recreation including pathways, the Calgary Canoe Club, Calgary Rowing Club, tennis courts, cross-country skiing, skating trails, and picnic areas. Additional nearby amenities include Glenmore Athletic Park and the Glenmore Aquatic Centre, providing strong community infrastructure that supports long-term rental demand. The property is located approximately 8 minutes from downtown Calgary, with direct access via Crowchild Trail and Glenmore Trail, ensuring excellent connectivity for future residents. For developers and investors seeking a Calgary land assembly for a 5-storey apartment building, this offering stands out due to its size, configuration, location, and redevelopment potential. The combination of oversized lots, south-facing exposure, corner positioning, and inner-city proximity creates a rare opportunity to deliver a high-quality multifamily project in one of Calgary's most established and desirable neighbourhoods.