

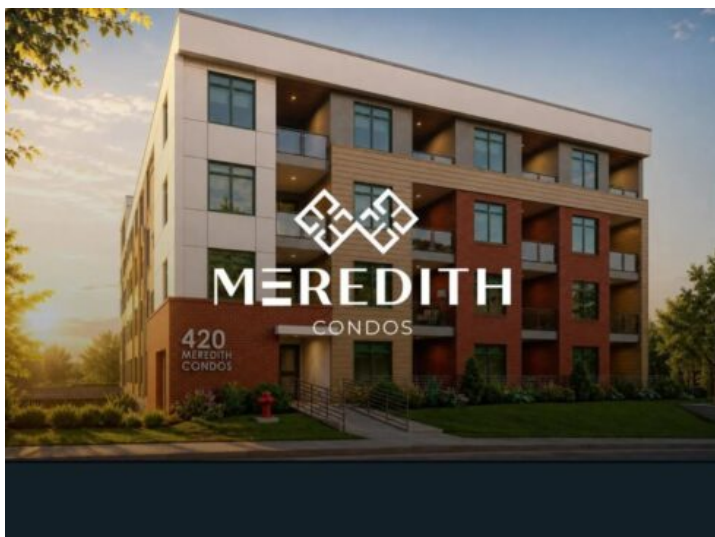


GRASSROOTS
REALTY GROUP

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420 & 422 Meredith Road NE
Calgary, Alberta

MLS # A2334930



\$3,500,000

Division: Crescent Heights

Lot Size: 0.32 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: MC-2

Water: -

Sewer: -

Utilities: Cable, Electricity, Natural Gas, Garbage Collection, Phone, Water

DP APPROVED | RARE INNER-CITY DEVELOPMENT OPPORTUNITY! ATTENTION DEVELOPERS, BUILDERS & INVESTORS! A rare opportunity to acquire one of Calgary's premier inner-city development sites in the highly sought-after community of Crescent Heights. This exceptional 100' x 140' (14,000 sq. ft.) development site comes with a fully approved Development Permit (DP) for a thoughtfully designed 5-storey, 40-unit condominium development, offering a significant advantage in one of Calgary's most competitive development markets. The approved plans feature 40 residential units, 27 underground parking stalls, two premium penthouse units, and an impressive rooftop amenity space designed to capture breathtaking panoramic views of the downtown skyline and Bow River. With the Development Permit already secured, a purchaser can proceed directly to the next stages of the development process without navigating the lengthy entitlement and approval process. Perfectly positioned overlooking downtown Calgary, this premier Crescent Heights location is just steps from the Bow River pathway system, Prince's Island Park, Bridgeland, Centre Street, transit, restaurants, cafés, and the downtown core. Future residents will enjoy exceptional walkability, outstanding connectivity, and some of Calgary's most spectacular river and skyline views. Development opportunities of this scale with a fully approved Development Permit in Crescent Heights are exceptionally rare. Whether you're an experienced multifamily developer or an investor seeking a premier inner-city development opportunity, this offering represents a unique chance to secure a high-quality project in one of Calgary's most desirable and rapidly evolving neighborhoods. Development Permit drawings and supporting documentation are available upon request. Please note: 420 Meredith Road NE and 422 Meredith Road NE are being sold together as one offering and will not be sold separately.