

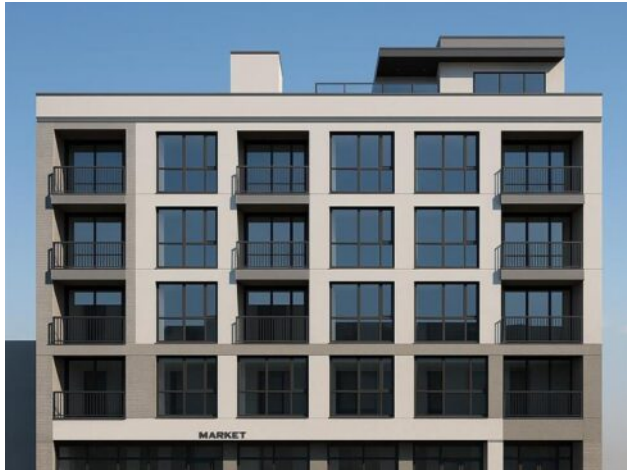


**GRASSROOTS**  
REALTY GROUP

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2620 Centre Street NE  
Calgary, Alberta

MLS # A2201816



**\$2,650,000**

Division: Tuxedo Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,000 sq.ft.

Zoning: MU-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.25 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

Prime Development Opportunity &ndash; 0.25 Acre Lot on Centre Street North An exceptional investment opportunity in the heart of Calgary! This rare 0.25-acre lot is ideally positioned just 6 minutes from downtown, offering unparalleled access to the city&rsquo;s core. With high-density mixed-use zoning, this site is primed for a future development featuring main-floor retail and upper-level residential units&mdash;perfect for capitalizing on Calgary&rsquo;s growing demand for centrally located commercial and residential spaces. Centre Street North is a rapidly evolving corridor with increasing foot traffic, strong retail potential, and seamless connectivity to transit and major roadways. As Calgary continues to expand, this location offers investors and developers a strategic advantage in a high-demand market. Don't miss the chance to bring a visionary project to this thriving urban hub. Inquire today to explore the potential of this prime development site!