

# \$12,500,000 - 201-217 4 Street Ne, Calgary

MLS® #A2233524

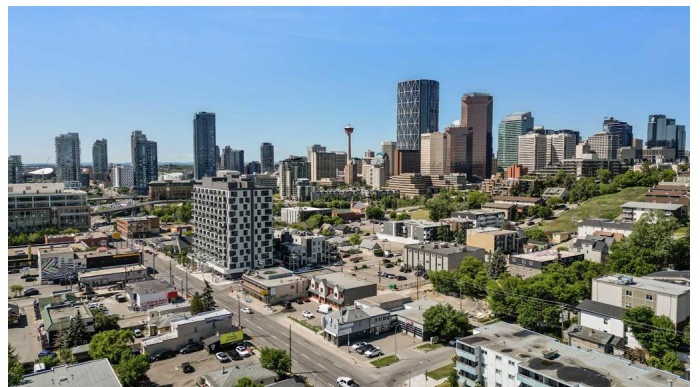
**\$12,500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.74 Acres

Crescent Heights, Calgary, Alberta

Prime Opportunity to Acquire 0.74 Acres of Development Land with Holding Income in One of Calgary's Most Desirable Inner-City Communities. Property details: Municipal addresses 201-217 4 Street N.E.; site size 0.74 acres (32,417 SF); land use designation MU-2; maximum FAR 9.0; maximum potential density 291,753 SF; maximum height 80M (26 stories); and up to 9,000 SF of walk-up retail with a welcoming plaza.

Investment Highlights: This is an excellent opportunity to acquire a prominent inner-city development site spanning three-quarters of a city block with full city block frontage of 260F x 125F. The property is currently leased to a mix of retail, office tenancies, and residential apartments, providing holding income during a development planning process. It offers direct frontage onto 4 Street N.E., a main southbound roadway providing access for Calgary's northern communities to the downtown core, and is in close proximity to abundant amenities including restaurants and caf  s along 1st Avenue N.E. in Bridgeland, the Bow River Pathway System, St. Patrick's Island Park, Bridgeland Memorial LRT Station, Blush Lane, and the Calgary Italian Cultural Centre.



## Essential Information

MLS® #

A2233524

|           |              |
|-----------|--------------|
| Price     | \$12,500,000 |
| Bathrooms | 0.00         |
| Acres     | 0.74         |
| Type      | Commercial   |
| Sub-Type  | Mixed Use    |
| Status    | Active       |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 201-217 4 Street Ne |
| Subdivision | Crescent Heights    |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2e 0H6             |

### Amenities

|                |    |
|----------------|----|
| Parking Spaces | 20 |
|----------------|----|

### Exterior

|      |                                        |
|------|----------------------------------------|
| Roof | Flat Torch Membrane, Mixed, Tar/Gravel |
|------|----------------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 150             |
| Zoning         | R-CG            |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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