

\$2,388,000 - 2611, 2613, 2615 14 Street Sw, Calgary

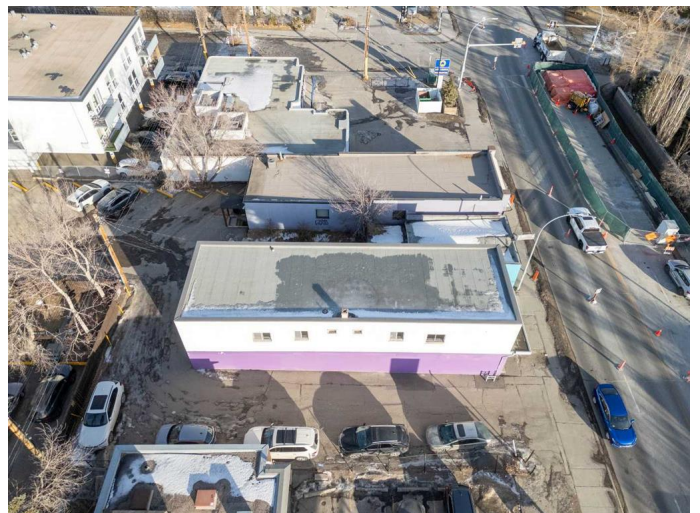
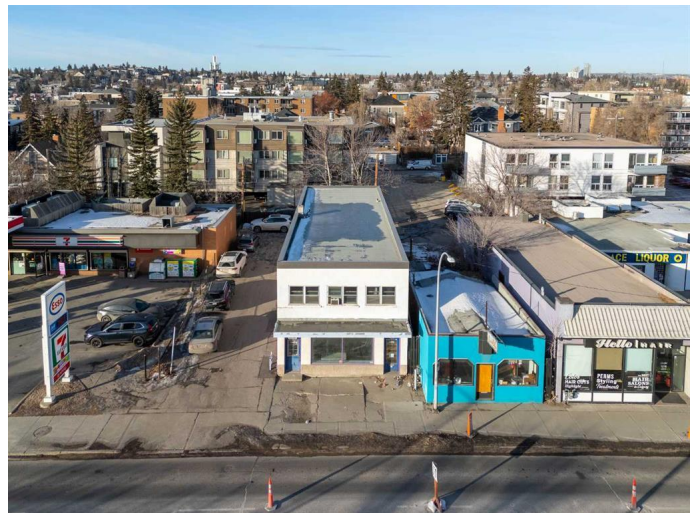
MLS® #A2192967

\$2,388,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.19 Acres

Bankview, Calgary, Alberta

Prime Land Assembly in SW Calgaryâ€™s Vibrant Core! Discover an extraordinary opportunity to own an expansive, consolidated commercial and mixed-use parcel in the heart of Calgaryâ€™s most dynamic inner-city neighborhoodsâ€™Bankview and Marda Loop. This rare C-COR1 zoned land assembly, strategically positioned along high-traffic 14th Street SW, offers unparalleled visibility and accessibility, just minutes from downtown, boutique shopping, dining hubs, and major transit routes. The combined lots (2611, 2613, 2615 14 Street SW) deliver a spacious 75â€™ frontage x 112â€™ depth, totaling approximately 8,395 sqftâ€™a versatile canvas for visionary redevelopment. Unlock Transformative Potential: Zoned for mixed-use commercial and residential development, this site invites innovative concepts such as boutique retail spaces, modern office suites, luxury condos, or a dynamic hybrid of both. Capitalize on soaring demand in one of Calgaryâ€™s fastest-growing areas, where urban convenience meets community charm. With Marda Loopâ€™s trendy cafes, fitness studios, and cultural hotspots at your doorstep, this location promises high foot traffic and enduring tenant appeal. Prime Connectivity: Direct access to Crowchild Trail, 17th Avenue SW, and downtown core ensures effortless commutes. Thriving Demographics: Situated in a walkable, amenity-rich area attracting young professionals, families, and upscale renters. Future-Ready Investment: Calgaryâ€™s urban



intensification trends and infrastructure growth amplify this site's long-term value. Seize this once-in-a-lifetime chance to shape SW Calgary's skyline. Whether crafting a landmark mixed-use tower or a chic low-rise complex, this land assembly delivers limitless ROI potential. Act now—opportunities of this caliber rarely surface in such coveted locales! Don't Wait—Transform Vision into Legacy. Contact us today to explore this unmatched development gem.

Built in 1953

Essential Information

MLS® #	A2192967
Price	\$2,388,000
Bathrooms	0.00
Acres	0.19
Year Built	1953
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	2611, 2613, 2615 14 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3T9

Additional Information

Date Listed	February 6th, 2025
Days on Market	35
Zoning	C-COR1

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9's MLS® System. Pillar 9's is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.