

# \$13,100,000 - 201-217 4 Street Ne, Calgary

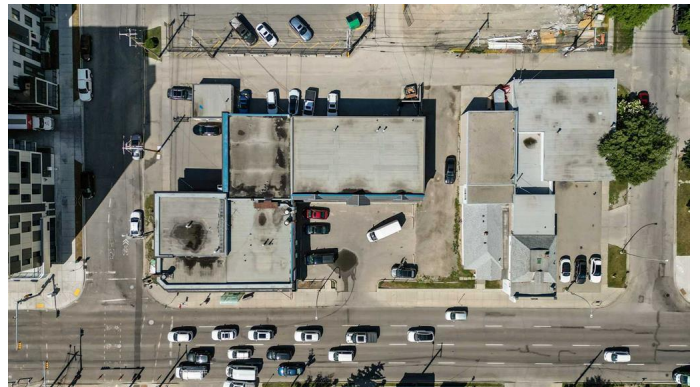
MLS® #A2233524

**\$13,100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.74 Acres

Crescent Heights, Calgary, Alberta

Unlock the potential of this 260' x 125' parcel of premium Calgary real estate. Ideally located in sought-after Crescent Heights with direct access to the lively Bridgeland commercial corridor, this site is perfectly positioned for a landmark mixed-use development. Imagine retail or commercial frontage at street level with multi-family residential above â€” a rare opportunity to create a signature project in one of Calgaryâ€™s most dynamic urban communities.



## Essential Information

MLS® #	A2233524
Price	\$13,100,000
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, Tar/Gravel, Mixed

**Additional Information**

Date Listed              June 23rd, 2025

Days on Market        12

Zoning                   MU-2 f4.0h34 ,/MUJ-2

**Listing Details**

Listing Office           RE/MAX House of Real Estate

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