

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

MLS® #A2233524

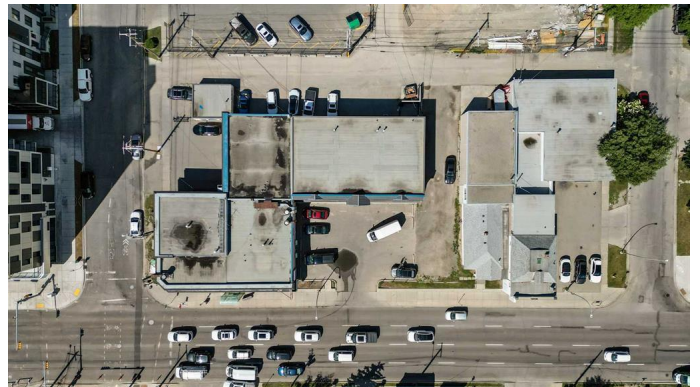
**\$13,100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.74 Acres

Crescent Heights, Calgary, Alberta

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

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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
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### Exterior

Roof	Flat Torch Membrane, Mixed, Tar/Gravel
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### Additional Information

Date Listed	June 23rd, 2025
Days on Market	101
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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