

**2028-2032-2040 42 Avenue SW
 Calgary, Alberta**

MLS # A2273357



\$6,000,000

Division: Altadore
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 60,461 sq.ft.
Zoning: C-N2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle, Asphalt/Gravel	Utilities:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Parking:	-
Water:	-	Lot Size:	0.28 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	stove and refrigerator in home		

Land assembly comprising a building, home, and vacant lot in a prime location within the highly sought-after community of Altadore. This 200 × 122.8 ft parcel (24,550 sq ft) offers a mix of commercial and multifamily zoning—C-N2 and R-CG for the existing home. Ideal for a long-term hold or a wide range of redevelopment opportunities. Current business is not included in the sale!