

**1713,1717,1721, 45 Street Street SE**  
**Calgary, Alberta**

**MLS # A2204173**



**\$2,500,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Multi-Family/Row/Townhouse		
<b>Style:</b>	Bungalow		
<b>Size:</b>	3,103 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Alley Access, Off Street, Quad or More Detached		
<b>Lot Size:</b>	0.40 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Appliances

This 17,631 sq. ft. land assembly at 1713, 1717 & 1721 45 St SE is being sold as a package of all three properties, offering an exceptional multi-family development opportunity in one of Calgary's fastest-growing urban corridors. With 147 feet of frontage and 126 feet of depth, this MC1-zoned site is primed for townhomes, stacked rowhomes, or a mid-rise apartment project. Developers also have the opportunity to apply for MC2 rezoning, allowing for increased density, greater building height, and maximized returns. Under the current MC1 zoning, a developer could build up to 18-24 multi-residential units, depending on the design and site configuration. With a successful rezoning to MC2, density could increase further, making it possible to develop 30+ units, maximizing land use and investment potential. Located 10 minutes from downtown, this site provides quick access to downtown and major roadways like 17th ave and Memorial Dr, making it an attractive option for future residents. Public transit is already in place with a MAX Purple express station within walking distance and with the upcoming Green Line LRT expansion, connectivity and long-term property value will only improve. The City of Calgary has also committed to streetscape enhancements, pedestrian-friendly infrastructure, bike lanes, and public space improvements, increasing the area's appeal and livability. This location is ideal for a long-term investment or a high-yield development project. The site offers alley access and an extra wide street, allowing for efficient site planning, parking, and construction flexibility. Additionally, two of the three properties are tenant-occupied, providing immediate holding income while development plans are finalized. Please don't disturb the tenants, detailed showings will be accommodated directly through the selling agent.