

\$2,300,000 - 2718 9 Avenue Se, Calgary

MLS® #A2220697

\$2,300,000

2 Bedroom, 1.00 Bathroom, 704 sqft

Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Investor & Developer Alert: Prime Inner-City Land Assembly with Submitted Development Permit!

(2718, 2714, 2712 9 Avenue SE, Calgary â€” Albert Park/Radisson Heights)

This property must be sold together with the adjoining lots 2712 & 2714 9Ave SE.

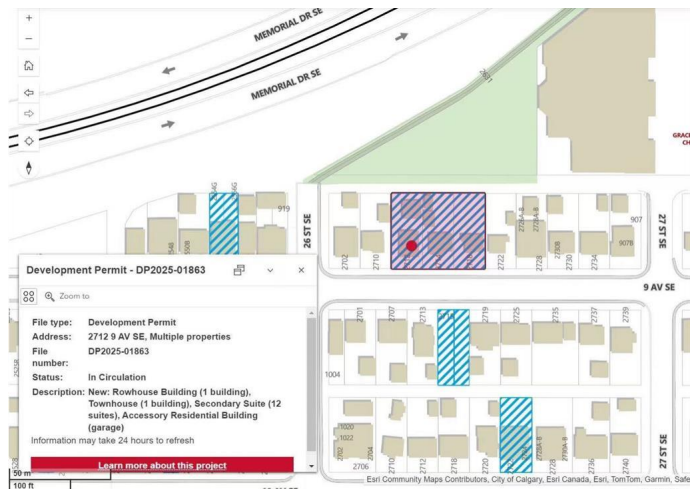
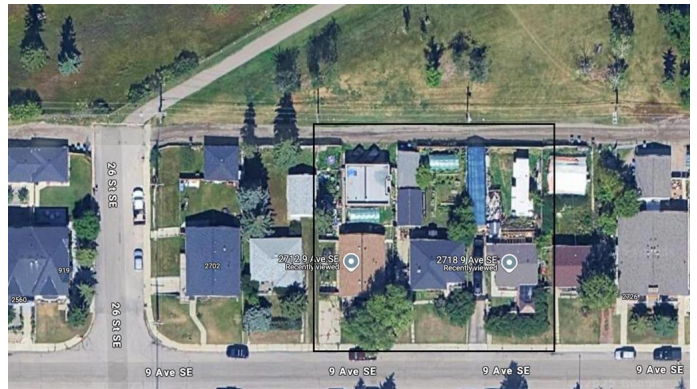
This is rare opportunity to acquire a fully assembled 3-lot parcel in one of Calgaryâ€™s most promising inner-city redevelopment zones. This site of 3 lots comes with a submitted Development Permit for a 12-unit townhome project, each designed with a legal basement suite â€” for a total of 24 income-generating units.

DP plans and renderings available upon request.

Just 400 meters from Franklin LRT Station, this location offers unmatched convenience with: 8 minutes to downtown, 5 minutes to Marlborough and Sunridge Malls, 15 minutes to Calgary International Airport.

The property backs directly onto open green space, giving all future units unobstructed downtown and mountain views â€” a rare amenity for inner-city living. The area is surrounded by key employment hubs, including engineering and industrial employers such as Wood, Emerson, and Spartan Controls, driving strong and stable rental demand.

2718 is currently rented for \$1,700/month, 2714 for \$1,550/month and 2712 will renew the lease son for \$2,900/month for both upper



and lower units.
Whether you're a seasoned developer or savvy investor, this shovel-ready, high-upside opportunity in a rapidly revitalizing community is not to be missed.

Contact us today for the full development package and take the first step toward securing a lucrative multi-family asset in Calgary's evolving urban core.

Built in 1953

Essential Information

MLS® #	A2220697
Price	\$2,300,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	704
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2718 9 Avenue Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3Y3

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 13th, 2025
Days on Market	36
Zoning	R-CG

Listing Details

Listing Office	TrustPro Realty
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.