# \$450,000 - 45 Mission Road Sw, Calgary

MLS® #A2199903

## \$450,000

0 Bedroom, 0.00 Bathroom, Land on 0.11 Acres

Parkhill, Calgary, Alberta

Seize this rare opportunity to invest in a 58 ft frontage lot (4,717 sq. ft.) in a prime Calgary location! Being zoned DC, there is opportunity for a variety of different types of developments such as commercial, residential, or multi-family development, making it an excellent site for investors and developers alike. Permitted and Discretionary use includes -Multi-Residential building, Medical Clinic, Office, Daycare, Pet Care, Retail Service, Place Of Worship, Liquor Store, and many more.

There is potential of adding alley to land giving more development opportunity. Whether you choose to build a custom-designed mixed-use space, multi-family building or a commercial development, this location offers endless possibilities.

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Situated in the heart of the city, this lot is just minutes from Stampede Park, MNP Community & Sport Centre, 4th Street's vibrant shopping and dining scene, downtown Calgary, and the LRT stationâ€"ensuring high visibility and accessibility.

Don't miss out on this incredible investment opportunity!
Priced to Sell - Act Fast!



### **Essential Information**

MLS® # A2199903

Price \$450,000

Bathrooms 0.00 Acres 0.11

Type Land

Sub-Type Commercial Land

Status Active

## **Community Information**

Address 45 Mission Road Sw

Subdivision Parkhill
City Calgary
County Calgary
Province Alberta
Postal Code T2S 3A3

### **Additional Information**

Date Listed March 6th, 2025

Days on Market 55
Zoning DC

## **Listing Details**

Listing Office CIR Realty

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