

\$6,900,000 - 1735 College Lane Sw, Calgary

MLS® #A2234095

\$6,900,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.24 Acres

Lower Mount Royal, Calgary, Alberta

An incredible opportunity with a huge land assembly in Lower Mount Royal Across from Western Canada High and 1 block off of 17th Ave SW. Includes: 1735 & 1743 College Lane, 1734, 1736 & 1738 7 St SW. Approx 21,342 sq ft lot located between College Lane & 7th St SW. Property generates good income and is an ideal holding property while you plan your new development. The College Street frontage is 125' with a depth of 190'. Purchase includes 4 detached single-family properties and a 6-unit multi-family building (Pearl Apartments) all under separate title, zoned M-C2. Close to all amenities, transit and downtown. Potential fo re-designation to MU-1: Total Parcel Area: 21,342 ft2 - 3.7 FAR

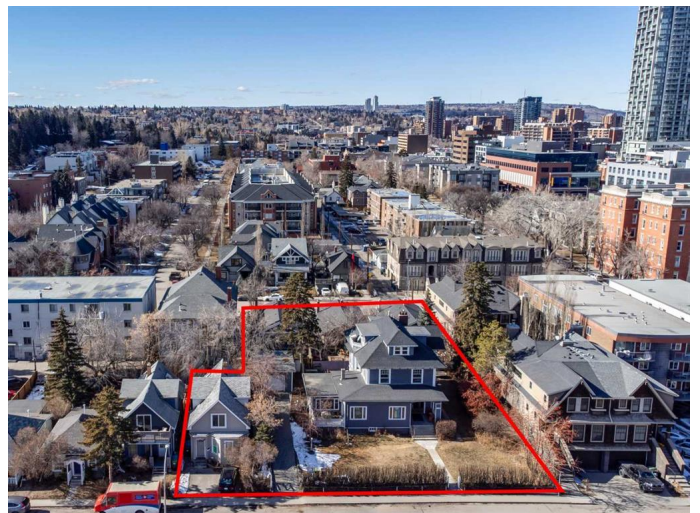
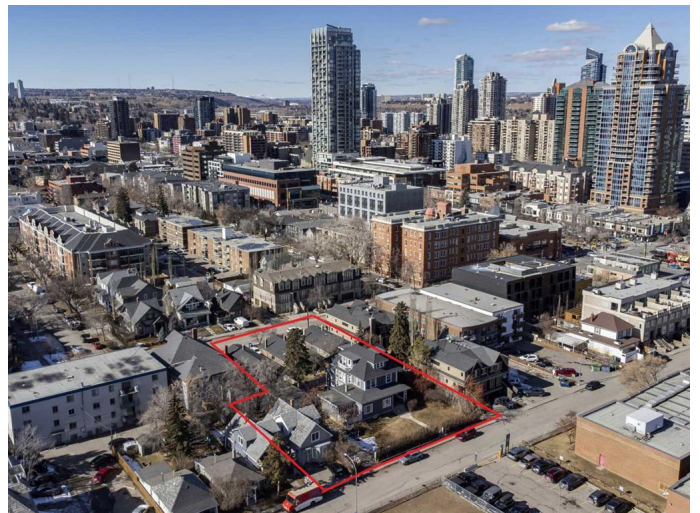
Built in 1912

Essential Information

MLS® #	A2234095
Price	\$6,900,000
Bathrooms	0.00
Acres	0.24
Year Built	1912
Type	Commercial
Sub-Type	Multi Family
Status	Active

Community Information

Address	1735 College Lane Sw
---------	----------------------



Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2G9

Additional Information

Date Listed	June 24th, 2025
Days on Market	44
Zoning	M-C2

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.