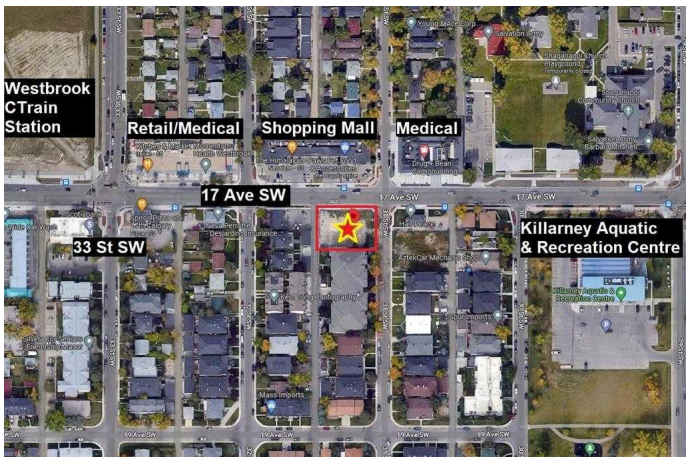
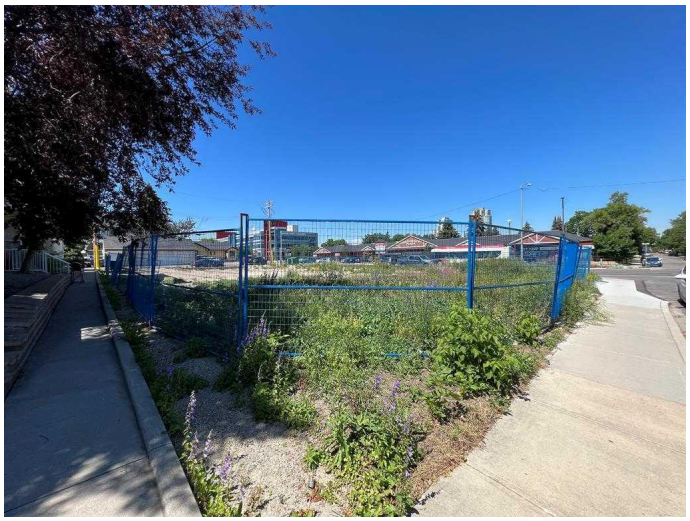
$2,999,000 - 1903/1907 31 Street Sw, Calgary

MLS® #A2201682

$2,999,000
0 Bedroom, 0.00 Bathroom,
Land on 0.25 Acres





Killarney/Glengarry, Calgary, Alberta

A rare opportunity to acquire one of the prime Mixed-Use commercial and residential lots in the area. This MU-2 zoned land boasts an FAR of 5.0, H26 allowing for a maximum development of 53,925 SQF.
Positioned on a desirable corner lot, the property features 120 feet of frontage and 90 feet of depth, totaling 10,785 SF. With vehicle access available on three sides, the site offers exceptional visibility, facing a major roadway (17th Ave SW), with exposure to over 21,000 vehicles daily.
Additionally, there is the noteworthy cost savings to development, which include the recent relocation of utility poles, eliminating any associated demolition costs.
The property comes with an approved Development Permit (DP) and available plans for a medical/retail building. However, there is excellent flexibility to pursue a retail/residential development if desired.
DP2020-1250 Approved:
New: Medical Clinic, Retail and Consumer Service, Restaurant: Neighborhood, Accessory Residential Building (garbage enclosure).
- 3 Storey (Main floor retail and upper floors medical offices
- Main Floor: 4 Units retail (5,630 SF)
- 2nd Floor: 2 Units (6,674 SF)
- 3rd Floor: 2 Units (6,092 SF)
- Underground parking 19 stalls.

Essential Information

MLS® #	A2201682
Price	$2,999,000
Bathrooms	0.00
Acres	0.25
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	1903/1907 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M8

Exterior

Lot Description	Back Lane, City Lot, Corner Lot, Street Lighting, Cleared

Additional Information

Date Listed	March 12th, 2025
Days on Market	52
Zoning	MU-2 f5.0h26

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS

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