

# \$3,500,000 - 1839 9 Avenue Se, Calgary

MLS® #A2037349

**\$3,500,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.59 Acres

Inglewood, Calgary, Alberta

**\*\*25,876 SQ FT (.594 acres) of inner city land in Inglewood\*\*** This 200'x130' site is zoned DC 4z93 Zone 3, which provides a wide range of commercial and residential uses (See images for full list). Well located minutes away from Downtown with quick access to Deerfoot and Blackfoot trail. This high traffic area has a BRT (Bus Rapid Transit) station just steps away, which could give way to a great TOD (Transit Oriented Development) opportunity. The City owns the site just east of this one so there is potential for site expansion if the right project is presented.



## Essential Information

MLS® #	A2037349
Price	\$3,500,000
Bathrooms	0.00
Acres	0.59
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	1839 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G0V1

### (4) DISCRETIONARY USES

In addition to the following uses, those uses that are Permitted in existing buildings, or which provide a drive-in or drive-through facility, shall be Discretionary in proposed buildings:

Accessory food services	4P98
Amusement arcades	
Athletic and recreational facilities	
Auto body and paint shops	
Automotive sales and rentals	
Automotive services	
Automotive specialties	
Billiard parlours	
Child care facilities	
deleted	4P98
Drinking establishments	10P2004
Dwelling units	
Entertainment establishments	
Financial institutions (C.U.)	
Funeral homes	
Grocery stores	
Home occupations - Class 2 (N.P.)	19P82, 8P93
Hotels and motels	
Laboratories	
Liquor stores	
Mechanical reproduction and printing establishments (C.U.)	
Medical clinics (C.U.)	
Motion picture production facilities	18P96
Offices (C.U.)	
Outdoor cafes (N.P.)	4P93

## **Additional Information**

Date Listed            April 6th, 2023  
Days on Market        725  
Zoning                  DC 4Z93 SITE 3

## **Listing Details**

Listing Office           CITY HOMES 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.