# \$6,500,000 - 2409 5 Avenue Nw, Calgary

MLS® #A2264933

## \$6,500,000

0 Bedroom, 0.00 Bathroom, Land on 0.67 Acres

West Hillhurst, Calgary, Alberta

Rare offering in a prime West Hillhurst location! 6 residential lots have been consolidated into one 29,250 SF+/- corner lot offering 225' of Frontage & 130' of depth. An ideal location for a high-density development, this location fronts onto Grand Trunk Park and has convenient alley access. Located on 5th Ave NW with direct access to Crowchild Trail, adjoining Memorial Dr, Bow Trail and 16th Ave NW. The site is flat, not impeded by power poles, making it perfect for streamlined construction and development. Once a successful rezoning to MU-1 is obtained it will allow for a 6-storey build. Walking distance to West Hillhurst Community Assoc, Bowview Outdoor Pool & schools. Steps to transit and located minutes to SAIT, University of Calgary, Foothills Health Campus, Childrens Hospital, Downtown West End & Bow River pathways. Close to all amenities. Earn passive income while you plan your development with the 6-revenue generating detached homes on site.

#### **Essential Information**

MLS® # A2264933

Price \$6,500,000

Bathrooms 0.00 Acres 0.67

Type Land

Sub-Type Residential Land

Status Active







## **Community Information**

Address 2409 5 Avenue Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta
Postal Code T2N0T1

Exterior

Lot Description Back Lane, Level, Rectangular Lot, Near Public Transit

### **Additional Information**

Date Listed October 14th, 2025

Days on Market 2

Zoning R-CG

## **Listing Details**

Listing Office Royal LePage Benchmark

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