

# \$2,300,000 - 2718 9 Avenue Se, Calgary

MLS® #A2220697

**\$2,300,000**

2 Bedroom, 1.00 Bathroom, 704 sqft  
Residential on 0.14 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Investor & Developer Alert: Prime Inner-City  
Land Assembly with Submitted Development  
Permit!

(2718, 2714, 2712 9 Avenue SE, Calgary “  
Albert Park/Radisson Heights)

This property must be sold together with the  
adjoining lots 2712 & 2714 9Ave SE.

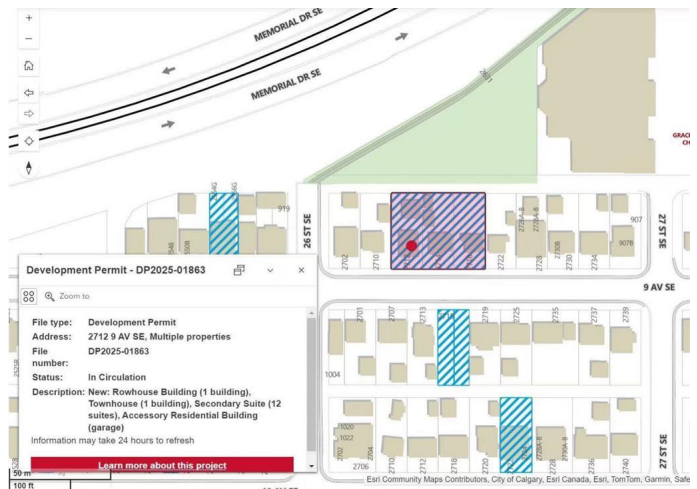
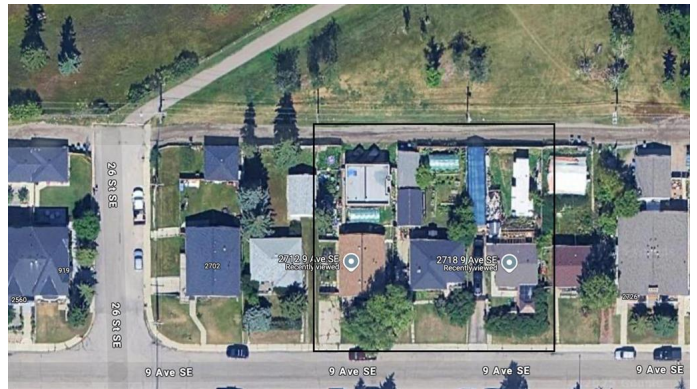
This is rare opportunity to acquire a fully  
assembled 3-lot parcel in one of Calgary’s  
most promising inner-city redevelopment  
zones. This site of 3 lots comes with a  
submitted Development Permit for a 12-unit  
townhome project, each designed with a legal  
basement suite “ for a total of 24  
income-generating units.

DP plans and renderings available upon  
request.

Just 400 meters from Franklin LRT Station,  
this location offers unmatched convenience  
with: 8 minutes to downtown, 5 minutes to  
Marlborough and Sunridge Malls, 15 minutes  
to Calgary International Airport.

The property backs directly onto open green  
space, giving all future units unobstructed  
downtown and mountain views “ a rare  
amenity for inner-city living. The area is  
surrounded by key employment hubs,  
including engineering and industrial employers  
such as Wood, Emerson, and Spartan  
Controls, driving strong and stable rental  
demand.

2718 is currently rented for \$1,700/month,  
2714 for \$1,550/month and 2712 will renew  
the lease son for \$2,900/month for both upper



and lower units.  
Whether you're a seasoned developer or savvy investor, this shovel-ready, high-upside opportunity in a rapidly revitalizing community is not to be missed.

Contact us today for the full development package and take the first step toward securing a lucrative multi-family asset in Calgary's evolving urban core.

Built in 1953

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220697    |
| Price          | \$2,300,000 |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 704         |
| Acres          | 0.14        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 2718 9 Avenue Se             |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Y 3Y3                      |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Ceiling Fan(s)                        |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                            |
| Cooling           | None                                  |
| Basement          | None                                  |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco, Wood Frame         |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 34             |
| Zoning         | R-CG           |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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