

# \$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.

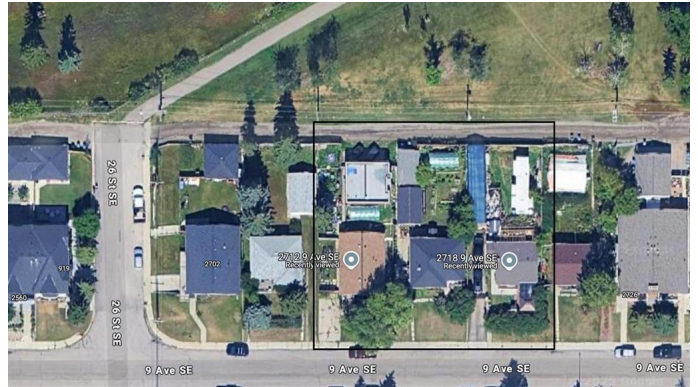
This is rare opportunity to acquire a fully  
assembled 3-lot parcel in one of Calgary’s  
most promising inner-city redevelopment  
zones. This site of 3 lots comes with a  
submitted Development Permit for a 12-unit  
townhome project, each designed with a legal  
basement suite – for a total of 24  
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	10
Zoning	R-CG

## Listing Details

Listing Office	TrustPro Realty
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