$600,000 - 5336 2 Street Sw, Calgary

MLS® #A2170786

$600,000

2 Bedroom, 2.00 Bathroom, 838 sqft
Residential on 0.14 Acres

Manchester, Calgary, Alberta

LAND ASSEMBLY! Fine 827 square foot home on this DEVELOPMENT site. Must be purchased with neighbouring property to the North - 5332 2 ST SW (MLS A2169770 - also listed at $600,000). Attention Builders and Developers: Exceptional Land Opportunity! Presenting a prime parcel of 581 sq. m (6,254 sq. ft.) zoned C-COR2, ideal for retail with potential for upper residential condos. This property offers a unique chance to expand your investment, as the adjacent Lot 5332 MUST be purchased with this one, and then there is another 150 FEET North also available for sale (MLS #A2153760). Highlights: Strategic Location: Situated just three blocks northeast of CF Chinook Centre, Calgaryâ€™s largest and most popular mall, this land is poised for impactful development. Excellent Connectivity: Benefit from proximity to major routes including Macleod Trail, Glenmore Trail SW, and Blackfoot Trail SE, along with easy access to the Chinook CTrain Red Line, ensuring effective citywide transportation. High Traffic Area: Less than 100 m from the bustling intersection of Macleod Trail and 53 Ave SW, this site enjoys excellent visibility and accessibility. Desirable Demographics: The Manchester community is one of Calgary's fastest-growing areas, with a 12% population increase over the past five years. Projections indicate a robust growth rate of 23.8% through 2028, attracting a young, affluent, and educated renter demographic. Versatile Development Potential: The C-COR2 zoning

allows for a mix of retail and residential uses, making it a versatile option for various development projects. Donâ€™t miss out on this remarkable opportunity to invest in a thriving community with tremendous growth potential. Contact us today for more information or to schedule a viewing!

Built in 1945

Essential Information

MLS® #	A2170786
Price	$600,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	838
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5336 2 Street Sw
Subdivision	Manchester
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0W4

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Natural Woodwork, French Door

Appliances	None
Heating	Hot Water, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2024
Days on Market	194
Zoning	C-COR2

Listing Details

Listing Office	eXp Realty

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