

# **\$450,000 - 45 Mission Road Sw, Calgary**

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MLS® #A2199903

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.11 Acres

Parkhill, Calgary, Alberta

Seize this rare opportunity to invest in a 58 ft frontage lot (4,717 sq. ft.) in a prime Calgary location! Being zoned DC, there is opportunity for a variety of different types of developments such as commercial, residential, or multi-family development, making it an excellent site for investors and developers alike. Permitted and Discretionary use includes -Multi-Residential building, Medical Clinic, Office, Daycare, Pet Care, Retail Service, Place Of Worship, Liquor Store, and many more.

There is potential of adding alley to land giving more development opportunity.

Whether you choose to build a custom-designed mixed-use space, multi-family building or a commercial development, this location offers endless possibilities.

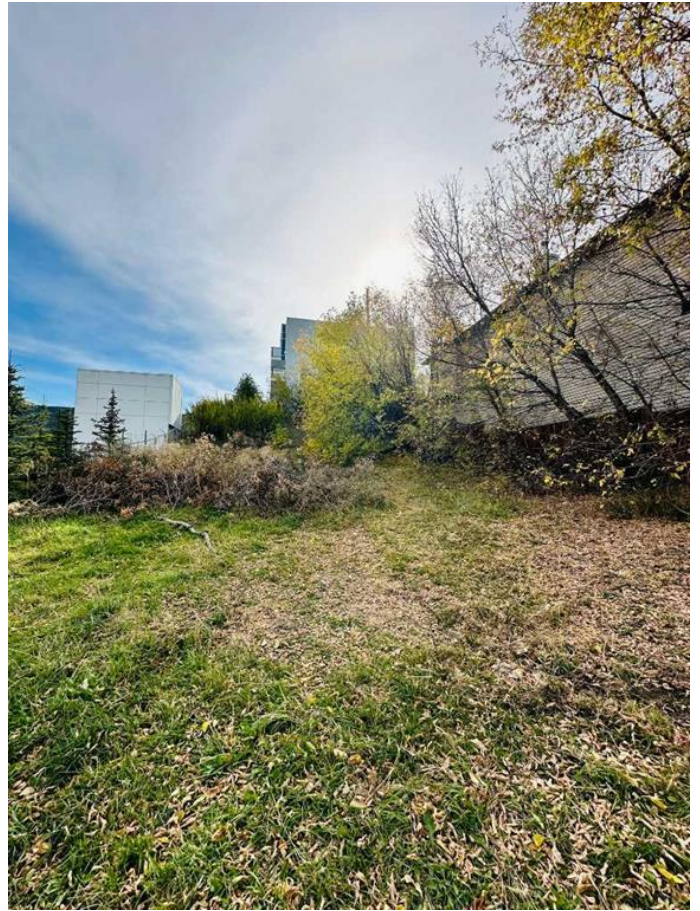
Permitted and Discretionary use includes -Multi-Residential building, Medical Clinic, Office, Daycare, Pet Care, Retail Service, Place Of Worship, Liquor Store, and many more.

Situated in the heart of the city, this lot is just minutes from Stampede Park, MNP

Community & Sport Centre, 4th Street's vibrant shopping and dining scene, downtown Calgary, and the LRT station ensuring high visibility and accessibility.

Don't miss out on this incredible investment opportunity!

**Priced to Sell - Act Fast!**





Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2199903        |
| Price     | \$450,000       |
| Bathrooms | 0.00            |
| Acres     | 0.11            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 45 Mission Road Sw |
| Subdivision | Parkhill           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2S 3A3            |

Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 73              |
| Zoning         | DC              |

Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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