

# \$6,250,000 - 2004-2018 Centre Street Ne, Calgary

MLS® #A2214179

**\$6,250,000**

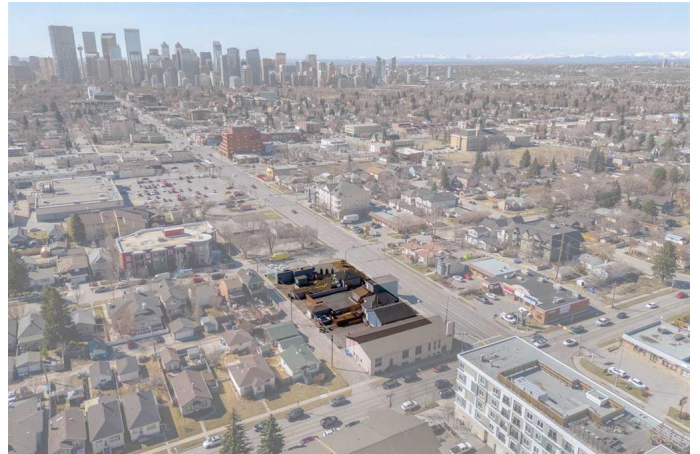
0 Bedroom, 0.00 Bathroom,  
Land on 0.58 Acres

Tuxedo Park, Calgary, Alberta

A rare and strategic redevelopment opportunity in Calgary's transforming Centre Street North corridor. This land assembly includes five contiguous properties—2004, 2010, 2014, 2016, and 2018 Centre Street NE—offering a combined site area of approximately 2,346 square meters (or 25,252 square feet). Currently improved with a mix of residential and commercial structures, the properties are being sold for land value, providing a clean slate for a wide range of development possibilities.

Situated along a key transit and redevelopment route, this high-exposure location is positioned just minutes to downtown and offers excellent access to major corridors and public transportation. The area is undergoing significant revitalization, supported by the future Green Line LRT and municipal policies encouraging higher-density, mixed-use development. Zoned Direct Control (DC), this site offers flexible potential for residential, commercial, or mixed-use projects, subject to City approvals.

Whether you are looking to capitalize on Centre Street's redevelopment momentum or land bank for future growth, this is an exceptional opportunity to secure a large parcel in one of Calgary's most promising urban corridors. (Sale includes LINC numbers 0017379728, 0017379710, 0020199832,



0012410460, 0027930213)

## Essential Information

MLS® #	A2214179
Price	\$6,250,000
Bathrooms	0.00
Acres	0.58
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	2004-2018 Centre Street Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2T1

## Additional Information

Date Listed	April 24th, 2025
Days on Market	25
Zoning	DC

## Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.