

# \$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 #A2245892). Highlights:

**Strategic Location:** Situated just three blocks northeast of CF Chinook Centre, Calgary'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. Don't miss out on this remarkable opportunity to invest in a thriving community with tremendous growth potential!

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	371
Zoning	C-COR2

### **Listing Details**

Listing Office	eXp Realty
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