

\$2,200,000 - 5320-5328 2 Street Sw, Calgary

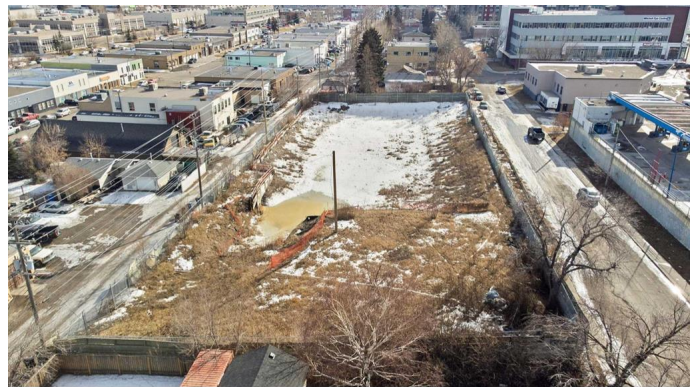
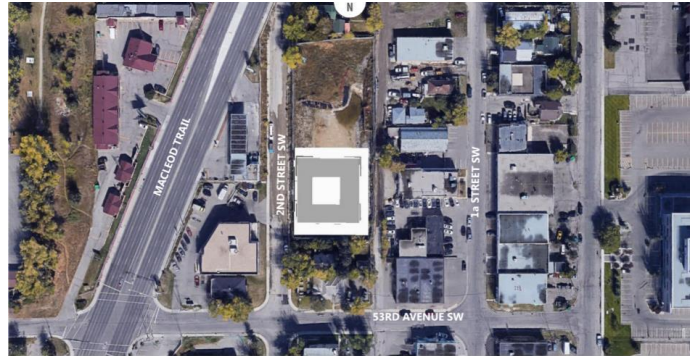
MLS® #A2245892

\$2,200,000

0 Bedroom, 0.00 Bathroom,
Land on 0.43 Acres

Manchester, Calgary, Alberta

LAND ASSEMBLY. VACANT LAND 150 x 125 ft, +/- 18,731 SF of prominent land prime for new development in a fully built-out mature community located three blocks northeast of Chinook Centre: Calgary's largest and most popular mall. Proposed zoning allows for up to 99 units. The maximum height restrictions for the Development Site is 13 storeys. The Lands are in close proximity to the Chinook CTrain Red Line, Macleod Trail, Glenmore Trail SW, and Blackfoot Trail SE, offering effective citywide connectivity and quick access to Calgary's compelling employment drivers, services, retail and entertainment nodes. Located less than 100 m away from the highly trafficked intersection of Macleod Trail and 53 Ave SW and bordered by residential and commercial parcels in the mature community of Manchester. The community of Manchester and surrounding areas capture a desirable demographic: young, affluent, educated renters. Manchester is one of the municipality's fastest growing nodes over the last 5 years (12.0% population change) and is forecast to continue to grow at a pace of 23.8% until 2028 (outpacing the rest of the city and province at 11.8% and 7.9%, respectively). ///. Also for sale directly to the South of this land are 5332 & 5336 2 ST SW for \$600,000 each. See MLS #A2170786 and MLS #A2169770. Drive by this interesting site and call today for more info.



Essential Information

MLS® #	A2245892
Price	\$2,200,000
Bathrooms	0.00
Acres	0.43
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	5320-5328 2 Street Sw
Subdivision	Manchester
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0G7

Exterior

Lot Description	Back Lane, City Lot, Cleared, Interior Lot, See Remarks, Native Plants
-----------------	--

Additional Information

Date Listed	August 5th, 2025
Days on Market	10
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.