

\$1,100,000 - 2713 Centre Street Nw, Calgary

MLS® #A2245937

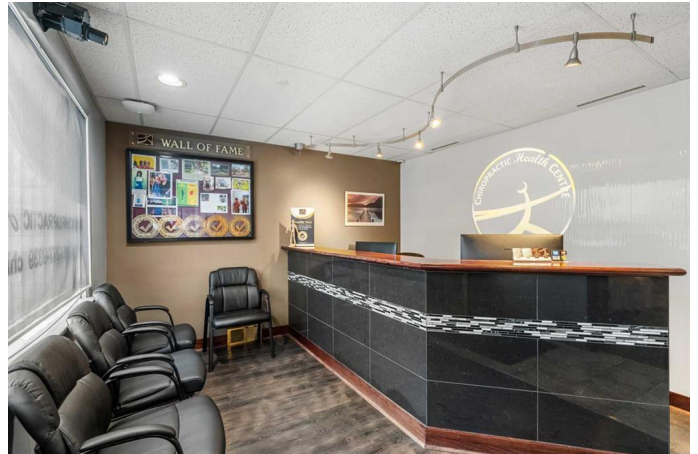
\$1,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.09 Acres

Tuxedo Park, Calgary, Alberta

PRIME COMMERCIAL OPPORTUNITY.

Discover exceptional exposure and unparalleled convenience with the centrally located property along one of Calgary's busiest north-south corridors. Positioned in a lively mixed-use district, this asset offers HIGH VISIBILITY & HEAVY TRAFFIC FLOW, MIXED USE ZONING, CONVENIENT ACCESS, PARKING, ADAPTABLE INTERIOR LAYOUT. Perfect for Medical or wellness professionals, retail/showroom for specialty boutiques, and shared workspace concepts. This location gives you HIGH VISIBILITY, ZONING FLEXIBILITY, WALK-IN TRAFFIC. EXCEPTIONAL REDEVELOPMENT POTENTIAL if you demolish and build high-rise (up to 12 stories) ideal with Calgary's Municipal Development Plan, which supports intensification along primary transit corridors. Mixed use enables you to have ground floor retail/services, office or medical clinics and upper floor residential units. This is a RARE REDEVELOPMENT OPPORTUNITY!!



Built in 1949

Essential Information

MLS® #	A2245937
Price	\$1,100,000
Bathrooms	0.00
Acres	0.09
Year Built	1949

Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	2713 Centre Street Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2V5

Amenities

Parking Spaces	4
----------------	---

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Asphalt Shingle
Foundation	Other

Additional Information

Date Listed	August 11th, 2025
Days on Market	62
Zoning	C-COR2 f1.0h10

Listing Details

Listing Office	RE/MAX Elite
----------------	--------------

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.