

# \$2,500,000 - 1713,1717,1721, 45 Street Street Se, Calgary

MLS® #A2204173

**\$2,500,000**

0 Bedroom, 0.00 Bathroom, 3,103 sqft  
Multi-Family on 0.40 Acres

Forest Lawn, Calgary, Alberta

This 17,631 sq. ft. land assembly at 1713, 1717 & 1721 45 St SE is being sold as a package of all three properties, offering an exceptional multi-family development opportunity in one of Calgary's fastest-growing urban corridors. With 147 feet of frontage and 126 feet of depth, this MC1-zoned site is primed for townhomes, stacked rowhomes, or a mid-rise apartment project. Developers also have the opportunity to apply for MC2 rezoning, allowing for increased density, greater building height, and maximized returns.

Under the current MC1 zoning, a developer could build up to 18-24 multi-residential units, depending on the design and site configuration. With a successful rezoning to MC2, density could increase further, making it possible to develop 30+ units, maximizing land use and investment potential.

Located 10 minutes from downtown, this site provides quick access to downtown and major roadways like 17th ave and Memorial Dr, making it an attractive option for future residents. Public transit is already in place with a MAX Purple express station within walking distance and with the upcoming Green Line LRT expansion, connectivity and long-term property value will only improve. The City of Calgary has also committed to streetscape



enhancements, pedestrian-friendly infrastructure, bike lanes, and public space improvements, increasing the area's appeal and livability.

This location is ideal for a long-term investment or a high-yield development project. The site offers alley access and an extra wide street, allowing for efficient site planning, parking, and construction flexibility. Additionally, two of the three properties are tenant-occupied, providing immediate holding income while development plans are finalized. Please don't disturb the tenants, detailed showings will be accommodated directly through the selling agent.

Built in 1959

**Essential Information**

MLS® #	A2204173
Price	\$2,500,000
Bathrooms	0.00
Square Footage	3,103
Acres	0.40
Year Built	1959
Type	Multi-Family
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	1713,1717,1721, 45 Street Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A1N4

**Amenities**

Parking Spaces	6
Parking	Off Street, Quad or More Detached, Alley Access

**Additional Information**

Date Listed	April 2nd, 2025
Days on Market	51
Zoning	M-C1

**Listing Details**

Listing Office	Real Broker
----------------	-------------

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.