2837 16 Avenue SE

Calgary | Active | MLS® A2355745

$899,900









Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

PRIME REDEVELOPMENT OPPORTUNITY IN ALBERT PARK/RADISSON HEIGHTS! Attention builders, developers and investors! This fully cleared, fee-simple corner parcel offers approximately 75’ x 120’ of land, with a total registered area of 8,977 sq. ft. Zoned M-C1, with a maximum density of 148 units per hectare, the property offers theoretical potential for approximately 12 residential units, subject to City of Calgary approval, site design and applicable development regulations. Explore the possibilities for townhomes, a low-profile apartment development or a multi-unit rental project.

The corner location provides excellent exposure, along with side alley access, offering valuable flexibility for building design, parking configurations and garage access.

A significant advantage for developers: The existing home has been professionally demolished, with services capped at the lot line. No demolition required, no tenants to relocate and a cleared site ready for redevelopment planning.

Ideally situated in the established community of Albert Park/Radisson Heights, just minutes from downtown Calgary, Deerfoot Trail and Memorial Drive. Conveniently located near the vibrant 17 Avenue SE International Avenue corridor, MAX Purple transit service, shopping, restaurants, schools and recreational amenities.

Whether you’re considering a multi-unit rental investment, a build-and-sell townhome project or adding to your land portfolio, this property presents an exciting opportunity in an established inner-city community.

Vacant land with immediate possession available. Sale is subject to GST.

Bring your vision and explore the possibilities!

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2355745
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	8,977 sq. ft.
Lot Details:	75 x 120

Bathrooms:	- (Full:-, Half:-)
Plan:	4946T
Ensuite:	No
Garage:	No
City Quadrant:	Southeast
Community:	Albert Park/Radisson Heights
Inclusions:	NA
Restrictions:	None Known
Title to Land:	Fee Simple
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone E
Zoning:	M-C1
Listed Date:	Oct 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2837-16-avenue-se-calgary-a2355745/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.