420 & 422 Meredith Road NE

Calgary | Active | MLS® A2334930

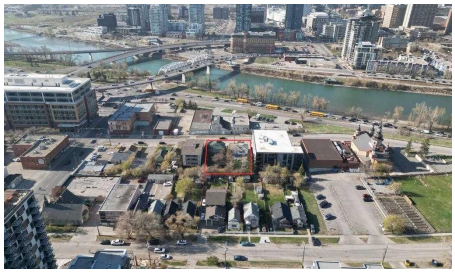
$3,500,000











Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Premiere Realty Direct

A closer look

DP APPROVED | RARE INNER-CITY DEVELOPMENT OPPORTUNITY! ATTENTION DEVELOPERS, BUILDERS & INVESTORS! A rare opportunity to acquire one of Calgary's premier inner-city development sites in the highly sought-after community of Crescent Heights. This exceptional 100' x 140' (14,000 sq. ft.) development site comes with a fully approved Development Permit (DP) for a thoughtfully designed 5-storey, 40-unit condominium development, offering a significant advantage in one of Calgary's most competitive development markets.

The approved plans feature 40 residential units, 27 underground parking stalls, two premium penthouse units, and an impressive rooftop amenity space designed to capture breathtaking panoramic views of the downtown skyline and Bow River. With the Development Permit already secured, a purchaser can proceed directly to the next stages of the development process without navigating the lengthy entitlement and approval process.

Perfectly positioned overlooking downtown Calgary, this premier Crescent Heights location is just steps from the Bow River pathway system, Prince's Island Park, Bridgeland, Centre Street, transit, restaurants, cafés, and the downtown core. Future residents will enjoy exceptional walkability, outstanding connectivity, and some of Calgary's most spectacular river and skyline views.

Development opportunities of this scale with a fully approved Development Permit in Crescent Heights are exceptionally rare. Whether you're an experienced multifamily developer or an investor seeking a premier inner-city development opportunity, this offering represents a unique chance to secure a high-quality project in one of Calgary's most desirable and rapidly evolving neighborhoods.

Development Permit drawings and supporting documentation are available upon request. Please note: 420 Meredith Road NE and 422 Meredith Road NE are being sold together as one offering and will not be sold separately.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2334930
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	14,000 sq. ft.
Lot Frontage:	99'10½"

Bathrooms:	- (Full:-, Half:-)
Plan:	E
Ensuite:	No
Utilities:	Cable Available, Electricity Available, Natural Gas Available, Garbage Collection, Phone Available, Water Available
Garage:	No
City Quadrant:	Northeast
Community:	Crescent Heights
Inclusions:	N/A
Restrictions:	None Known
Title to Land:	Fee Simple
Num. of Parcels:	0
Outbuildings:	Bungalow
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	MC-2
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/420-422-meredith-road-ne-calgary-a2334930/

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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.