

**139 17 Avenue SE  
Calgary, Alberta**

**MLS # A2263576**



**\$4,600,000**

**Division:** Mission

**Lot Size:** 0.24 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C-COR2 f3.0h46

**Water:** -

**Sewer:** -

**Utilities:** -

Situated in the heart of Calgary's vibrant Culture + Entertainment District, 139 17 Avenue SE offers a premier redevelopment opportunity directly across from the newly expanded BMO Centre and Stampede Park. This 10,548 square foot parcel is zoned C-COR2, allowing for a wide range of commercial and mixed-use applications, and is ideally suited for rezoning to higher-density classifications such as CC-X or Direct Control (DC)(subject to City of Calgary Approval) to unlock greater development potential including increased height and FAR. With outstanding exposure on 17 Avenue SE and proximity to Macleod Trail, Stampede LRT, and the future Event Centre, this location is ideal for high-density residential, hotel, or mixed-use projects. The area is also seeing significant investment from Truman and Marriott International, including a planned 13-storey hotel at Stampede Park and future luxury hotel-condo towers nearby, further enhancing the area's long-term appeal. This is a rare chance to secure a high-profile development site within one of Calgary's most transformative downtown redevelopment zones.