

**5332 2 Street SW  
Calgary, Alberta**

**MLS # A2169770**



**\$600,000**

**Division:** Manchester

**Lot Size:** 0.14 Acre

**Lot Feat:** Back Lane, City Lot, Cleared, Interior Lot, Other, See Remarks

**By Town:** -

**LLD:** -

**Zoning:** C-COR2

**Water:** -

**Sewer:** -

**Utilities:** -

LAND ASSEMBLY. Must be purchased with MLS #A2170786. Attention Builders and Developers: Prime Vacant Land! Explore this exceptional opportunity to acquire 581 sq. m (6,254 sq. ft.) of commercially zoned land, ideally situated in the highly sought-after community of Manchester. The nice liveable home to the South at 5336 2 Street SW, located beside this property, MUST be purchased with this one. EXPAND your investment and purchase the 150' vacant property to the North of this one (MLS #A2245892) and own a total of 250'. This property, located just three blocks northeast of Chinook Centre—Calgary's largest and most popular shopping destination—offers immense potential for new development. Scroll the photos (read the photo descriptions), and drive by this intriguing site. Call today for more information.