

\$6,900,000 - 1735 College Lane Sw, Calgary

MLS® #A2234095

\$6,900,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.24 Acres

Lower Mount Royal, Calgary, Alberta

An incredible opportunity with a huge land assembly in Lower Mount Royal Across from Western Canada High and 1 block off of 17th Ave SW. Includes: 1735 & 1743 College Lane, 1734, 1736 & 1738 7 St SW. Approx 21,342 sq ft lot located between College Lane & 7th St SW. Property generates good income and is an ideal holding property while you plan your new development. The College Street frontage is 125' with a depth of 190'. Purchase includes 4 detached single-family properties and a 6-unit multi-family building (Pearl Apartments) all under separate title, zoned M-C2. Close to all amenities, transit and downtown. Potential fo re-designation to MU-1: Total Parcel Area: 21,342 ft2 - 3.7 FAR

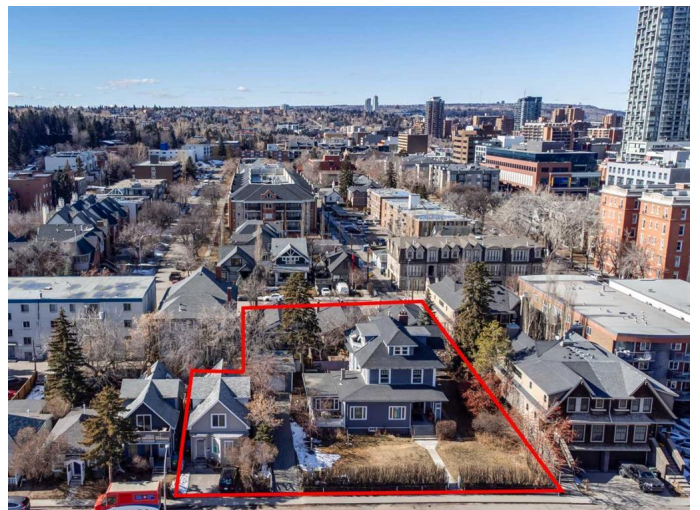
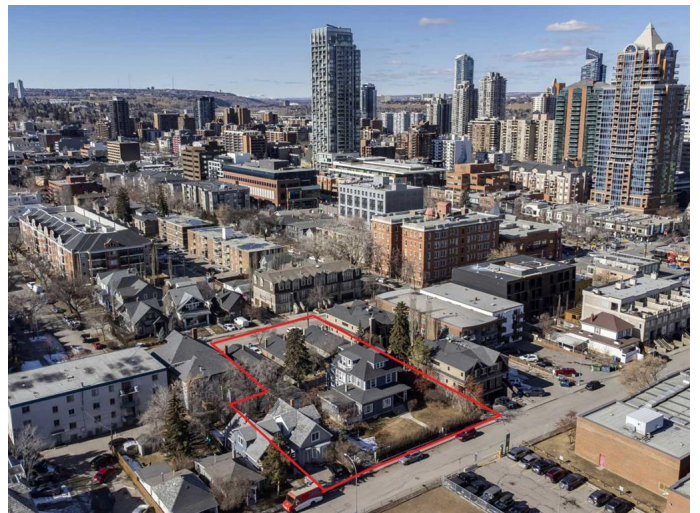
Built in 1912

Essential Information

| | |
|------------|--------------|
| MLS® # | A2234095 |
| Price | \$6,900,000 |
| Bathrooms | 0.00 |
| Acres | 0.24 |
| Year Built | 1912 |
| Type | Commercial |
| Sub-Type | Multi Family |
| Status | Active |

Community Information

| | |
|---------|----------------------|
| Address | 1735 College Lane Sw |
|---------|----------------------|



| | |
|-------------|-------------------|
| Subdivision | Lower Mount Royal |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 2G9 |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 24th, 2025 |
| Days on Market | 20 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.