

\$498,000 - 2535-2543 48 Avenue Se, Calgary

MLS® #A2257096

\$498,000

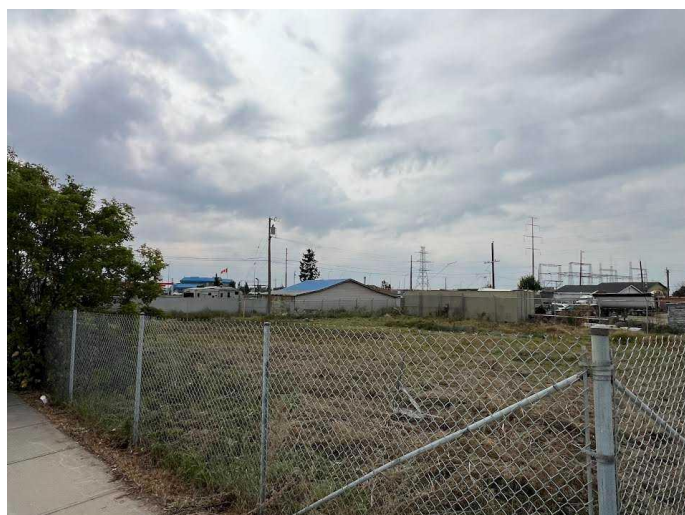
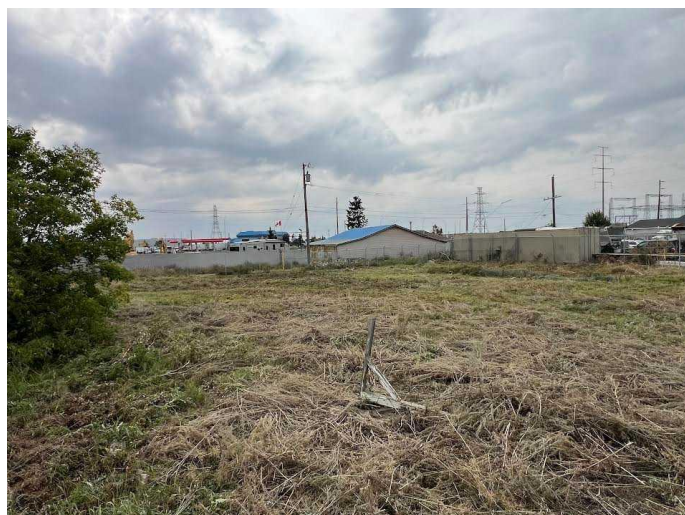
0 Bedroom, 0.00 Bathroom,
Land on 0.05 Acres

Valleyfield, Calgary, Alberta

It's the perfect opportunity to own a 1/3 acre of land in one of Calgary's busy industrial parks surrounded by residential homes in Valleyfield! At 14,423 square feet (1340 square metres) and zoned DC (Direct Control) there is ample opportunity for many permitted uses from building your own structure to run or lease a business out of or to simply use the land as a trucking yard storing your machinery and vehicles. The location is quite central in the city being close to downtown and has easy access to many major roadways including being one block east of Barlow Trail and just off Peigan Trail and Deerfoot Trail. Surrounded by many already established businesses and restaurants, this plot of land really is an ideal location for your next investment or business venture. This is a land assembly sale and the list price of \$498,000 includes municipal addresses 2535, 2537 and 2543 48 Avenue SE. Priced to sell as price is well below the city assessment value of \$659,500!

Essential Information

MLS® #	A2257096
Price	\$498,000
Bathrooms	0.00
Acres	0.05
Type	Land
Sub-Type	Commercial Land
Status	Active



Community Information

Address	2535-2543 48 Avenue Se
Subdivision	Valleyfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1N4

Additional Information

Date Listed	September 15th, 2025
Days on Market	67
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Hope Street Real Estate Corp.
----------------	-------------------------------

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