

\$4,600,000 - 139 17 Avenue Se, Calgary

MLS® #A2263576

\$4,600,000

0 Bedroom, 0.00 Bathroom,
Land on 0.24 Acres

Mission, Calgary, Alberta

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.



Essential Information

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Price	\$4,600,000
Bathrooms	0.00
Acres	0.24
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	139 17 Avenue Se
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1T1T1

Additional Information

Date Listed	October 9th, 2025
Days on Market	31
Zoning	C-COR2 f3.0h46

Listing Details

Listing Office	MaxWell Canyon Creek
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