

# \$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

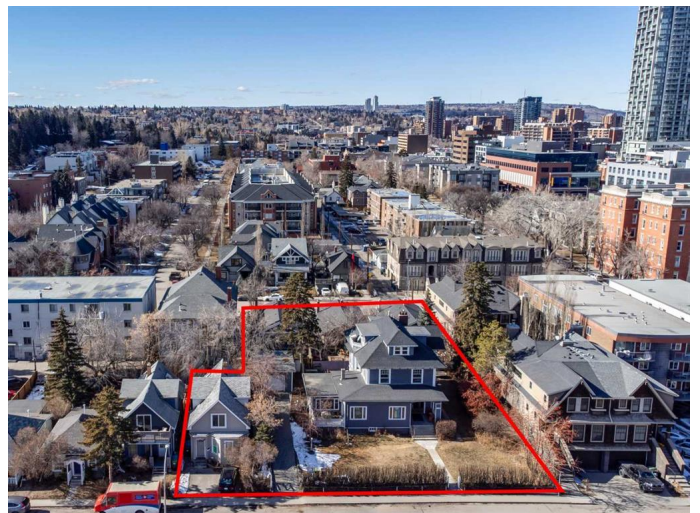
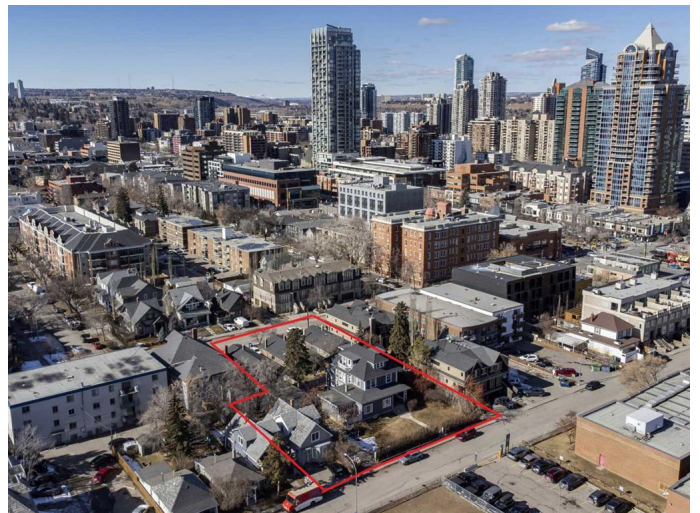
Built in 1912

## 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 | 89              |
| Zoning         | M-C2            |

### **Listing Details**

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

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