

\$600,000 - 5336 2 Street Sw, Calgary

MLS® #A2170786

\$600,000

2 Bedroom, 2.00 Bathroom, 838 sqft

Single Family on 0.14 Acres

Manchester, Calgary, Alberta

LAND ASSEMBLY! Fine 827 square foot home on this DEVELOPMENT site. Must be purchased with neighbouring property to the North - 5332 2 ST SW (MLS A2169770 - also listed at \$600,000). Attention Builders and Developers: Exceptional Land Opportunity! Presenting a prime parcel of 581 sq. m (6,254 sq. ft.) zoned C-COR2, ideal for retail with potential for upper residential condos. This property offers a unique chance to expand your investment, as the adjacent Lot 5332 MUST be purchased with this one, and then there is another 150 FEET North also available for sale (MLS #A2245892). Highlights:

Strategic Location: Situated just three blocks northeast of CF Chinook Centre, Calgary's largest and most popular mall, this land is poised for impactful development. Excellent Connectivity: Benefit from proximity to major routes including Macleod Trail, Glenmore Trail SW, and Blackfoot Trail SE, along with easy access to the Chinook CTrain Red Line, ensuring effective citywide transportation. High Traffic Area: Less than 100 m from the bustling intersection of Macleod Trail and 53 Ave SW, this site enjoys excellent visibility and accessibility. Desirable Demographics: The Manchester community is one of Calgary's fastest-growing areas, with a 12% population increase over the past five years. Projections indicate a robust growth rate of 23.8% through 2028, attracting a young, affluent, and educated renter demographic. Versatile Development Potential: The C-COR2 zoning



allows for a mix of retail and residential uses, making it a versatile option for various development projects. Don't miss out on this remarkable opportunity to invest in a thriving community with tremendous growth potential! (id:6289)

Built in 1945

Essential Information

Listing #	A2170786
Price	\$600,000
Bedrooms	2
Bathrooms	2.00
Square Footage	838
Acres	0.14
Year Built	1945
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	5336 2 Street Sw
Subdivision	Manchester
City	Calgary
Province	Alberta
Postal Code	T2R0W4

Amenities

Amenities	Shopping
Features	Back lane, French door
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	None
Heating	Hot Water, Radiant heat
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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