

# \$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

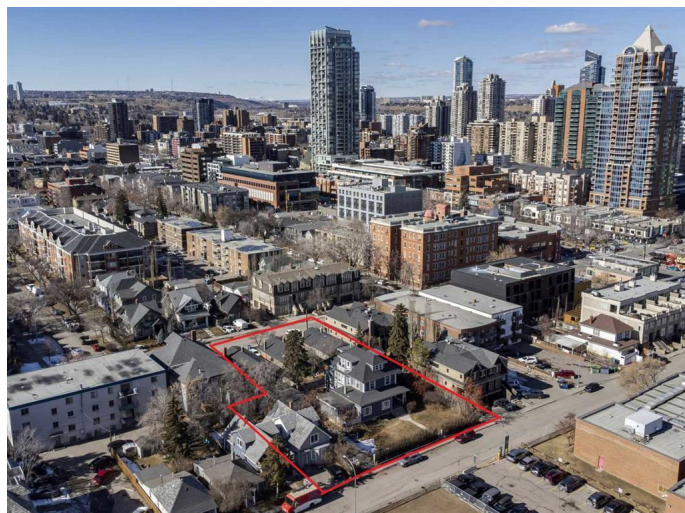
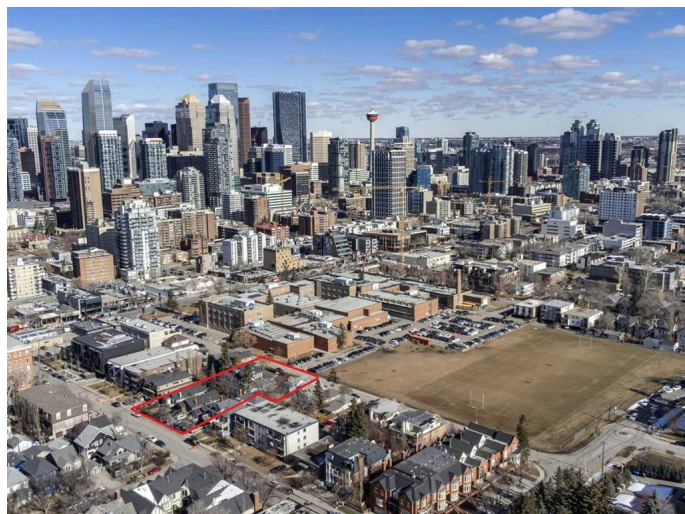
Built in 1912

## 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	74
Zoning	M-C2

### **Listing Details**

Listing Office	Royal LePage Benchmark
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