

# \$838,000 - 128 16 Avenue Ne, Calgary

MLS® #A2198091

**\$838,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.12 Acres

Tuxedo Park, Calgary, Alberta

This is a rare opportunity to acquire C-COR1 f6 h38 commercial vacant land in a prime location, facing 16 Ave NW and directly across from the potential future Green Line LRT station. This high-visibility site offers 5,382 SF of land with a maximum buildable area of 32,292 SF (F.A.R. 6) and allows for a building height of up to 38m (12 floors). The property benefits from exceptional exposure to heavy traffic on 16 Ave NW and convenient public transit access from both Centre St and 16 Ave. This site offers excellent development potential, with possible future uses including a medical clinic (family practice, dental, or specialists), retail store, professional office, restaurant, veterinary clinic, or convenience store. Whether you are an investor, developer, or business owner, this is an ideal location for growth and long-term success in one of the city's most rapidly expanding corridors. Donâ€™t miss out on this outstanding investment opportunityâ€”contact us today for more details!

## Essential Information

MLS® #	A2198091
Price	\$838,000
Bathrooms	0.00
Acres	0.12
Type	Land
Sub-Type	Commercial Land



Status	Active
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### Community Information

Address	128 16 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1J5

### Amenities

Utilities	Sewer Available, Water Available
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### Exterior

Lot Description	Rectangular Lot
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### Additional Information

Date Listed	February 28th, 2025
Days on Market	156
Zoning	C-COR1

### Listing Details

Listing Office	Century 21 Bravo Realty
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