

Calgary



- 5-min walk to U of C campus
- 3-minute walk to University C-Train Stn
- Across the street from shopping centre

3502 Charleswood Dr. N.W.

Charleswood DR NW

Morley TR N.W.

**FOR SALE**

**3502 Charleswood DR. N.W. Calgary, AB**

Investor alert! H-GO redevelopment site located along Charleswood Dr. N.W. and steps from Crowchild Trail N.W. and the University of Calgary

**LAND TYPE**  
Vacant land,  
residential

**LOT SIZE**  
+/- 59 feet by  
120 feet

**COMMUNITY**  
Charleswood

**SITE AREA**  
7,084 Square Feet

**LAND USE**  
H-GO (Ground-oriented  
town/row housing)

## Property Highlights

- Serviced redevelopment site in an established community
- Vacant land awaiting redevelopment opportunity
- Good access to nearby schools, shopping and amenities
- With evolving market conditions and increased demand for higher-density housing near mass transit, the time is now right to transition this site into a vibrant, transit-supportive development

## Financial info

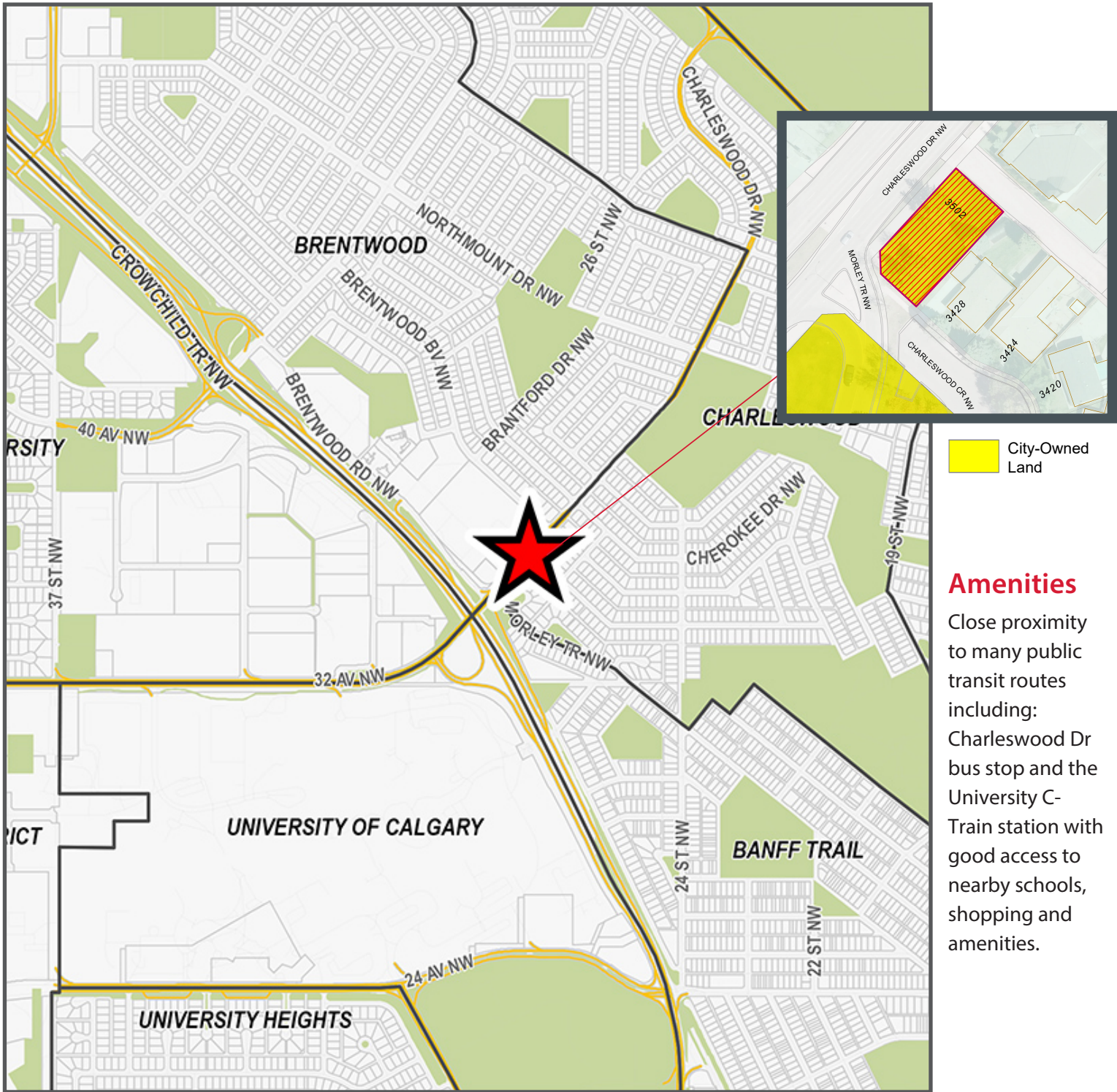
**LIST PRICE**  
**\$920,920**+GST  
(Agents protected)

**APPLICATION PROCESS STARTS**  
April 16, 2025

**APPLICATION PROCESS ENDS**  
May 5, 2025  
at 11:59 p.m. MST



## Context map with inset



### Amenities

Close proximity to many public transit routes including: Charleswood Dr bus stop and the University C-Train station with good access to nearby schools, shopping and amenities.

## Contact us



**Ellis Davies**  
Sales Agent,  
Real Estate Sales & Marketing  
**EMAIL**  
Ellis.Davies@calgary.ca  
**OFFICE** 403-970-2943

Submit interest using the  
**Purchaser Application Form**

**City of Calgary Real Estate &  
Development Services**

Administration Building  
3rd Floor (#195) 323 7 Ave S.E.  
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit

**[calgary.ca/realestate](https://calgary.ca/realestate)**

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