



GRASSROOTS
REALTY GROUP

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**2111 Broadview Road NW
Calgary, Alberta**

MLS # A2251085



\$1,100,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,030 sq.ft.	Age:	1952 (73 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Laminate, Tile
Roof:	Shingle
Basement:	Finished, Full, Suite
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RCG
Utilities:	-

Inclusions: n/a

Attention Developers & Investors! A rare opportunity in the heart of West Hillhurst to secure a full sized 50' x 125' R-CG lot with a Development Permit in process for a thoughtfully designed 3 story luxury fourplex, each unit featuring a legal basement suite and a total of eight income producing units. This is an ideal site for a CMHC MLI Select project, allowing buyers to maximize leverage and long term rental potential. The existing home, updated a few years ago, offers a three bedroom main floor with one full bathroom plus an illegal basement suite with a private entrance, two bedrooms, and a three piece bath. A double detached garage, fenced yard, and solid rental income make this a great holding property while you advance the development. To streamline the process further, the seller is open to building the project and delivering it turnkey for a resale value of approximately \$3.5M; offering a unique, hassle free option for investors looking for immediate entry into Calgary's booming multi family market. Beyond the development potential, the location is exceptional. Set in one of Calgary's most sought after inner city communities, this property offers unmatched access to parks, schools, shopping, coffee shops, and the Bow River pathway system, all while being just minutes to downtown. For builders, developers, or long term investors, this is a rare chance to secure a future ready multi family site in a prestigious location with strong rental demand. Call you Realtor and get it going !