



GRASSROOTS
REALTY GROUP

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9 Cottage Street NW
Calgary, Alberta

MLS # A2256496



\$749,900

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: playset

Developers and investors — this is the one you’ve been waiting for. Sitting on a 65 ft lot on a quiet inner-city street, THIS PROPERTY IS FULLY APPROVED for an 8-plex (4 townhomes each with a legal suite). Plans are complete, with DSSP approval ready within 2 weeks — you can move straight into the building phase. The existing detached home is in solid condition with 2 bedrooms up, 2 down, and full baths on both levels. It’s fully rentable, providing holding income while you finalize your development timeline. The structure also carries value if moved to another site. Cambrian Heights is one of Calgary’s most desirable inner-city communities, offering quick access to downtown, major routes, schools, parks, and shopping. Demand for new multi-family housing remains strong, positioning this project for exceptional resale values and long-term rental returns. An approved, near shovel-ready 8-plex site in a prime location — opportunities like this are rare. Don’t miss your chance to take it to market. The property owners are Licensed Real Estate Agents in the province of Alberta. Appliances are "as is"