



**3407 3 Avenue NW
Calgary, Alberta**

MLS # A2272892



\$7,999,999

Division:	Parkdale		
Type:	Commercial/Multi Family		
Style:	-		
Size:	14,239 sq.ft.	Age:	2025 (1 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.20 Acre		
Lot Feat:	-		

Heating:	High Efficiency, Natural Gas	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 12 refrigerators, 12 stoves, 12 dishwashers, 12 washer, dryers, garage door openers and fobs

Exceptional multi-family investment opportunity in the heart of Parkdale—one of Calgary's most sought-after inner-city communities. This purpose-built 12-unit stacked townhome development is currently under construction and in the framing stage, offering buyers the unique advantage to shape final finishes or complete as a premium rental/hold asset. With 1–3 bedroom layouts thoughtfully designed across 15,457 sq.ft. of building area, the project delivers a blend of functionality, contemporary design, and long-term rental desirability. Located on an H-GO zoned lot, this property offers flexibility and strong redevelopment potential in a high-demand housing corridor. Perfectly positioned just steps from transit, the Bow River pathway system, Foothills Hospital, and quick access to the downtown core, this site is ideal for attracting a diverse tenant profile. Parkdale's vibrant lifestyle amenities, parks, and proximity to the University of Calgary make this an exceptional addition to any investment portfolio. A rare opportunity to secure a brand-new, multi-unit inner-city asset with significant value growth potential in one of Calgary's premier neighbourhoods.