



GRASSROOTS
REALTY GROUP

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2645 21 Street SW
Calgary, Alberta

MLS # A2272923



\$997,500

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	992 sq.ft.	Age:	1950 (75 yrs old)
Beds:	2	Baths:	1
Garage:	None, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Gentle Sloping, Irregular Lot, L		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

MUST BE SOLD WITH 2208 26 Avenue SW | MLS #: A2273686 Prime Inner-City Redevelopment Lot in Marda Loop | Contiguous Site to R-CG / DP-Approved 16-Unit Project. A rare opportunity to secure a premium redevelopment lot in Marda Loop, directly contiguous to an R-CG zoned, DP-approved 16-unit assembly next door—approved for 8 upper units (each 3 bedrooms + 2.5 bathrooms) and 8 legal basement suites (each 1 bedroom + 1 bathroom). Together, these properties create one of the most compelling and scalable multi-family development offerings currently available in Calgary’s inner city. This parcel sits in one of Calgary’s most sought-after and highest-performing infill markets, surrounded by modern new builds, premium amenities, and exceptional long-term growth fundamentals. Offering generous frontage and depth, mature landscaping, and convenient rear-lane access, this lot is an outstanding candidate for future land assembly expansion, higher-density redevelopment, or holding income while executing long-term development plans. With consistent buyer and investor demand in Marda Loop for new townhomes, suite-enabled designs, and multi-unit housing, this site provides developers with multiple pathways to unlock significant value. Whether purchased individually or as part of the larger DP-approved 16-unit development, this parcel enhances project scale, construction efficiencies, and potential profitability—ideal for builders aiming to maximize density and optimize margins. Opportunities to secure side-by-side inner-city lots in core redevelopment corridors are extremely limited. Positioned minutes from downtown, major transit routes, top-rated schools, parks, boutique retail, and some of Calgary’s best restaurants and caf  s, this is a blue-chip land hold with both immediate and

future upside. Key Highlights: Directly contiguous to an R-CG zoned, DP-approved 16-unit project (Upper units: 3 bedrooms + 2.5 bathrooms & Legal suites: 1 bedroom + 1 bathroom, Ideal for higher-density redevelopment, land assembly expansion, or long-term investment, Located in Marda Loop—one of Calgary’s strongest and most active redevelopment districts, Rare opportunity to secure side-by-side redevelopment lots in a high-demand area, Strong future resale and absorption potential for multi-family or premium infill product, Rear-lane access, mature trees, and a generous building envelope, High-value land hold with rental income from the existing structure, Walkable to Marda Loop amenities with quick access to downtown, transit, parks & schools, A Strategic Addition to Calgary’s Most Valuable Development Opportunity This contiguous lot significantly enhances the scale, flexibility, and profitability of the R-CG / DP-approved 16-unit project next door—or stands alone as a prime redevelopment site in one of Calgary’s most desirable urban neighbourhoods. Secure this exceptional Marda Loop redevelopment parcel today and build on one of the city’s most proven growth corridors.