



**GRASSROOTS**  
REALTY GROUP

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**2208 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2273686**



**\$997,500**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	992 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

**\*\* MUST BE SOLD WITH 2645 21 ST SW | MLS #: A2272923 | DP-Approved 16-Unit Land Assembly in Marda Loop | Premium Calgary Multi-Family Development Site.** Exceptional land assembly for sale in Marda Loop with a fully approved Development Permit (DP) for 16 units, offering an extremely rare opportunity in one of Calgary's most desirable inner-city redevelopment corridors. This shovel-ready multi-family site is approved for 8 three-bedroom, 2.5-bath townhomes plus 8 one-bedroom, 1-bath legal basement suites, delivering an ideal mix for strong end-user demand and investment performance. Now zoned R-CG, the site benefits from a DP that allows developers to fast-track construction, eliminate entitlement uncertainty, reduce carrying costs, and bring highly marketable multi-unit housing to one of Calgary's top-performing urban markets. Located in the heart of Marda Loop—one of Calgary's most vibrant and fast-growing communities—the property sits along a well-connected residential street surrounded by new construction, premium infills, and popular amenities. The site features excellent frontage and depth, mature trees, and convenient rear-lane access, creating an exceptional building envelope for a high-quality townhome development. With strong absorption rates, proven resale values, and the ability to collect holding income from the existing structures, this assembly offers compelling upside for builders, developers, and long-term investors. DP-approved multi-family opportunities of this scale are exceedingly rare in both Marda Loop and neighbouring Killarney, where demand continues to outpace supply. Key Highlights:: R-CG zoning with a DP-approved 16-unit development, Approved for 8 upper units (3 bed + 2.5 bath) and 8 legal suites (1 bed + 1 bath), Prime Marda Loop location—one of

Calgary's highest-performing redevelopment districts, Truly shovel-ready with dramatically reduced development timelines, Ideal for builders, developers, and investors targeting multi-family infill, Large frontage, mature trees, and rear-lane access for optimal site planning, High revenue potential through suite-enabled designs and strong end-sale values, Existing homes generate holding income while preparing for construction, Minutes to downtown, transit, schools, parks, restaurants, and boutique retail, Take Advantage of This Rare Calgary Multi-Family Development Opportunity, Secure this 16-unit DP-approved land assembly in Marda Loop today and capitalize on one of Calgary's strongest and most proven urban redevelopment markets. Opportunities of this caliber are limited—and highly sought after.