



GRASSROOTS
REALTY GROUP

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6435 33 Avenue NW
Calgary, Alberta

MLS # A2275090



\$700,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	696 sq.ft.	Age:	1951 (74 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Storage		

Inclusions: N/A

8-unit multi-family development opportunity in the NW of Calgary with building plans in place. Project qualifies for CMHCs MLI Select program and development permit is in final stages of acceptance. Ideally located within walking distance to the new Superstore and commercial plaza, and minutes from Calgary Olympic Park and the impressive new Calgary Farmers Market. This larger city lot (50 x 122) presents an exceptional opportunity for developers and investors. The approved 4-unit, 4-suite multi-family project offers a total of 6,816 sq. ft of above-grade construction, featuring four spacious and thoughtfully designed 3-bedroom upper units (approximately 1,702 sq. ft. each, including 3 storey loft levels), along with four well-planned 1-bedroom lower units (approximately 505 sq. ft). The project also includes four garages. Development Permit approval is in final advertising stage and approval is expected within the next two weeks. The existing property is a 2-bedroom bungalow situated on a large, south-facing rear lot on a quiet street, offering interim rental income potential while preparing for redevelopment.