



**1816 27 Avenue SW  
Calgary, Alberta**

**MLS # A2279256**



**\$699,999**

**Division:** South Calgary

**Type:** Residential/House

**Style:** Bungalow

**Size:** 630 sq.ft. **Age:** 1912 (114 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Single Garage Attached

**Lot Size:** 0.11 Acre

**Lot Feat:** Back Lane, Back Yard

**Heating:** Forced Air

**Water:** -

**Floors:** Hardwood, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Development-ready opportunity in prime South Calgary, steps from Marda Loop! This exceptional MC-1 zoned lot comes with approved development permits and plans in place for a 3+3 six-plex, offering a rare chance to move forward immediately on a high-demand long-term rental project. Live in one unit and rent the remaining five, or hold as a pure income-generating investment. The property is currently tenant-occupied on a month-to-month lease at \$1,800 per month, providing immediate cash flow while you prepare for redevelopment. Situated on a 37.5 ft x 125 ft lot, the property is surrounded by prestigious multi-million-dollar homes and is just a short walk to the vibrant Marda Loop district, known for its boutique shops, caf&eacute;s, restaurants, fitness studios, and everyday amenities. This highly walkable location further enhances both lifestyle appeal and long-term rental demand. The existing bungalow has been well maintained and remains in excellent condition. Inside, the home features a bright and spacious living and dining area with hardwood flooring, an updated kitchen enhanced by a skylight, and a charming sunroom overlooking the landscaped backyard. The main level offers a generous primary bedroom and a renovated four-piece bathroom. The fully developed basement includes an additional bedroom, family room, three-piece bathroom, and ample storage and workshop space. Recent updates include a newer hot water tank and a serviced furnace, reflecting pride of ownership throughout. With quick access to downtown, transit, parks, schools, and all the amenities of Marda Loop and South Calgary, this property offers a rare combination of immediate rental income, approved development permits, and long-term upside. An outstanding opportunity for developers, investors, or anyone looking to secure a premium inner-city location.

with exceptional redevelopment potential.