



GRASSROOTS
REALTY GROUP

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3711 41 Street SW
Calgary, Alberta

MLS # A2284958



\$824,900

Division: Glenbrook

Lot Size: 0.15 Acre

Lot Feat: Back Lane, Back Yard

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Vacant infill lot positioned on a quiet residential street in GLENBROOK, offering a rare opportunity for builders and developers seeking a streamlined, shovel-ready project in Calgary's established west side with plans for 6 units total making the project eligible for CMHC's MLI Select Program. Measuring 55 x 120 with desirable EAST FRONT EXPOSURE and a WEST BACKYARD, the site supports thoughtful massing, optimal daylight, and strong end-user appeal across future units. Purchase includes fully prepared CONSTRUCTION DRAWINGS for a SEMI-DETACHED DEVELOPMENT, each side designed with a 2 BEDROOM LEGAL BASEMENT SUITE and a CARRIAGE SUITE ABOVE THE GARAGE, maximizing density, rental flexibility, and long-term value. A DEVELOPMENT PERMIT is approved and pending release, SUBDIVISION APPROVAL has been granted and awaits final endorsement, and the BUILDING PERMIT APPLICATION is ready for submission, significantly reducing timeline risk and upfront planning work. Absence of CITY-OWNED TREES allows for clean site planning, while electrical poles located in the back lane do NOT interfere with the approved development concept, preserving build efficiency and design intent. Rear west exposure enhances future outdoor living spaces and supports strong natural light across rear-facing rooms, a key consideration for resale and tenant comfort. The surrounding streetscape reflects ongoing reinvestment with contemporary infill projects nearby, reinforcing long-term neighborhood momentum. Location places the site minutes from RICHMOND ROAD, WEST HILLS TOWNE CENTRE and SIGNAL HILL CENTRE, providing extensive shopping, dining and entertainment options, while WESTBROOK MALL, OPTIMIST ATHLETIC PARK, NORTH GLENMORE PARK and WEASELHEAD NATURAL AREA offer recreation and green space close to home. Transit access, parks, playgrounds and schools are all within walking distance, supporting livability for future occupants, while efficient routes to MOUNT ROYAL UNIVERSITY and DOWNTOWN CALGARY strengthen rental demand and resale confidence. This is a fully vetted infill opportunity where approvals, planning and design are already in place, allowing a builder to focus on execution, timelines and return rather than uncertainty. List price does not include GST.