



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2285119**

**Calgary, Alberta**



**\$2,200,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Bed & Breakfast
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	5,017 sq.ft.
<b>Zoning:</b>	S-FUD

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.61 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

City of Calgary-approved Bed & Breakfast offering a rare live&work opportunity on a 0.63-acre lot in NW Calgary. Surrounded by estate properties and featuring stunning Rocky Mountain views, this property combines strong income potential, luxury living, and future development upside under FUD (Future Urban Development) zoning. Over 5,000 sq. ft. of developed living space with 7 bedrooms, 7 washrooms, multiple private entrances, and a turnkey B&B configuration ideal for owner-operators or investors. Fully furnished guest rooms, designated B&B parking, and City-compliant smoke/CO2 systems in place. Walkout basement with separate kitchenette and living area, upper-level B&B suite above the garage, and parking for 10&15 vehicles, including RV/boat parking. Septic and well (no city utility bills), dual furnaces and A/C, in-floor heating, and heated double garage. Located walking distance to LRT, with quick access to major roadways, schools, shopping, and services. A truly unique income-producing property within city limits.