



3439 33 Street SW
Calgary, Alberta

MLS # A2302274



\$1,250,000

Division:	Rutland Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,092 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	1
Garage:	None		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SOLD AS IS WHERE IS

An exceptional opportunity to secure a DP-approved, shovel-ready multi-family development site in Calgary’s desirable southwest. Approved for 11 units, this thoughtfully designed project includes 5 spacious three-bedroom, 2.5-bath above-grade units, 1 two-bedroom above-grade unit, 3 legal two-bedroom basement suites, and 2 one-bedroom basement suites—a highly efficient unit mix tailored for strong rental income and long-term investment performance. Positioned on a quiet, tree-lined street with rear lane access, the lot offers excellent frontage and depth—ideal for maximizing build efficiency and overall project returns. Located in a rapidly evolving inner-city pocket, the area continues to attract developers and investors due to its proximity to downtown, major transportation routes, schools, and everyday amenities. With the Development Permit already secured, a buyer can significantly reduce entitlement risk and timelines, creating a clear path to construction in an increasingly complex approval environment. This is a key advantage for builders and investors looking to deploy capital quickly and efficiently. The existing bungalow offers approximately 1,100+ sq ft above grade, providing holding income potential to help offset carrying costs during the planning or pre-construction phase. Surrounded by ongoing infill and multi-family development, this location continues to see strong demand from both tenants and end users, reinforcing strong long-term fundamentals and exit potential. A rare opportunity to acquire a high-yield, inner-city development site with approvals in place—build now or hold for future upside.