



2418 27 Street SE
Calgary, Alberta

MLS # A2311885



\$629,000

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,341 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Carpet

Roof: Asphalt

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NA

DEVELOPERS & INVESTORS — RARE INNER-CITY LAND ASSEMBLY OPPORTUNITY! Exceptional chance to acquire two neighboring properties in the highly sought-after community of Southview, offered together as a premier development package. This listing must be sold with 2414 27 Street SE, combining for an impressive 100 FT x 120 FT corner land assembly with desirable RCG zoning. Positioned on a quiet, tree-lined street directly beside a beautiful park and just steps from the ridge, this is one of Southview's most prime redevelopment locations. The package includes two fully renovated bungalows, offering excellent holding income potential while you plan your future project, or the opportunity to begin redevelopment immediately. With flexible RCG zoning and incredible frontage, the possibilities for multi-family development are substantial in this rapidly revitalizing inner-city neighborhood just minutes from Downtown Calgary. Surrounded by parks, schools, transit, walking paths, and nearby ridge views, this is a rare opportunity to secure a large-scale development site in an unbeatable location. Properties must be sold together. Opportunities of this size, location, and potential rarely come to market in Southview.