



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2418 & 2414 27 Street SE
Calgary, Alberta

MLS # A2312699



\$1,258,000

Division:	Southview		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,189 sq.ft.	Age:	1975 (51 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating: -
Floors: -
Roof: -
Basement: -
Exterior: -
Foundation: -
Features: -

Bldg Name: -
Water: -
Sewer: -
LLD: -
Zoning: RC-G
Utilities: -

Inclusions: NA

LAND ASSEMBLY OPPORTUNITY! DEVELOPERS & INVESTORS ALERT! Rare opportunity to acquire two neighboring properties in the heart of Southview that must be sold together — totaling an impressive 100 FT x 120 FT corner land assembly with desirable RCG zoning. Located on a quiet, tree-lined street siding onto a beautiful park and just one street from the ridge, this is truly one of the best redevelopment opportunities in all of Southview. This exceptional offering includes TWO separate fully renovated bungalows, making it the perfect opportunity to buy, rent, and hold for future redevelopment, or begin building immediately. With premium corner positioning and flexible RCG zoning, the development potential for multi-family projects is endless in this rapidly transforming inner-city community just minutes from Downtown Calgary. Surrounded by parks, walking paths, schools, transit, and nearby ridge views, these properties offer the perfect combination of location, holding income potential, and long-term upside. Both properties must be sold together. Opportunities like this are incredibly rare — a true once-in-a-lifetime investment and development opportunity in one of Calgary's emerging inner-city communities.