



GRASSROOTS

REALTY GROUP

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**1916 & 1928 Home Road
Calgary, Alberta**

MLS # A2313994



\$1,895,000

Division: Montgomery

Lot Size: 0.37 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

OVER 16,000 SQFT OF DEVELOPMENT LAND! DP APPROVED FOR 18 UNITS! READY TO BUILD! Exceptional development opportunity in the heart of Montgomery with development permits already in place for a total of 18 units. Situated on a massive corner assembly with over 16,000 SQFT of land, this is a rare turnkey opportunity for builders and investors looking for a high-demand inner-city project with significant upside. The approved plans feature a thoughtfully designed multi-unit development ideal for separate titled sales, long-term rentals, or CMHC MLI Select financing strategies. This is not your typical project—professional designs have already been completed, allowing a buyer to move quickly toward construction. The site layout also incorporates attractive resident green space and functional parking, enhancing long-term livability and appeal. Ideally located close to numerous amenities, public transit, the University of Calgary, Foothills Hospital, parks, and river pathways, the property also offers quick access to downtown and an easy escape west to the mountains. Montgomery continues to be one of Calgary's most sought-after inner-city communities due to its strong rental demand, ongoing redevelopment, and exceptional connectivity. (Potentially an additional adjacent 50x120 ft lot available for purchase should a buyer be looking to expand the development footprint even further.) A rare opportunity to secure a premium ready-to-build development site in one of Calgary's strongest urban growth corridors.