



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2026 27 Street SE
Calgary, Alberta

MLS # A2314226



\$575,000

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,158 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Interior Lot, Irregular Lot, Landscaped, Rever		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Siding

Foundation: Poured Concrete

Features: Sauna, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Single Residential (SR)

Utilities: -

Inclusions: N/A

**** Prime Redevelopment Opportunity in Southview **** Nestled on a quiet street in the evolving community of Southview, this oversized pie-shaped lot is brimming with potential. The property features a spacious raised bungalow with a developed lower level—offering immediate living or rental potential while you plan future possibilities. For those with a vision, the redevelopment potential is significant. A neighboring property was recently approved for a 10-suite, three-storey development, and this larger lot could offer a similar opportunity—pending City approval. Alternatively, update or transform the existing home to suit your needs. Whether you’re considering a renovation, rental suite, or full-scale development, this property is an excellent foundation. NOTE: “a Suite would be subject to approvals and permitting by the municipality.” Reach out today or contact your preferred REALTOR® to explore the possibilities!