



GRASSROOTS
REALTY GROUP

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2622 42 Street SE
Calgary, Alberta

MLS # A2335671



\$599,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	991 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

An exceptional opportunity for developers, investors, and builders in a rapidly transforming inner-city corridor. Situated on a large 50' x 122' RC-G lot, this property comes with Development Permit (DP) approval from the City of Calgary for an 8-unit residential project, allowing you to fast-track your next development. This lot is exception for building as its a flat lot with no power poles and very few trees. The surrounding area is experiencing significant revitalization, with numerous newly completed and approved multi-family projects nearby, making this an outstanding investment in one of southeast Calgary's emerging redevelopment pockets. The existing bungalow offers excellent holding income while you plan your project, featuring 3 bedrooms on the main floor and a 2-bedroom illegal basement suite with a separate entrance. Recent updates include new shingles on both the house and detached garage as well as a new sewer line from the home to the city connection. The main floor showcases original hardwood flooring beneath the living room carpet, a cozy wood-burning fireplace, a spacious kitchen and dining area, three generous bedrooms, and a full bathroom. The basement includes a shared laundry area, full kitchen, large living room, two bedrooms, a 3-piece bathroom, and additional storage. Perfectly positioned at 2622 42 Street SE, this property offers exceptional convenience with schools, parks, playgrounds, public transit, and shopping all within walking distance. Residents will appreciate quick access to 17 Avenue SE (International Avenue), a vibrant destination known for its diverse restaurants, cafés, grocery stores, and everyday amenities. Major routes including Memorial Drive, Deerfoot Trail, and Stoney Trail provide easy commuting throughout Calgary, while downtown is just a short drive away. Whether you're looking to develop immediately with an

approved 8-unit project, hold as an income-producing property, or renovate for future appreciation, opportunities like this are becoming increasingly rare. Don't miss your chance to secure a prime redevelopment property in a thriving, high-growth location.