



GRASSROOTS
REALTY GROUP

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3750 7 Avenue NW
Calgary, Alberta

MLS # A2340475



\$1,175,000

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

RARE PARKDALE DEVELOPMENT OPPORTUNITY & APPROVED 8-UNIT DEVELOPMENT PERMIT! An exceptionally rare opportunity for a CORNER lot in the highly sought-after inner-city community of Parkdale. This property comes with an APPROVED DEVELOPMENT PERMIT FOR AN 8-UNIT MULTI-RESIDENTIAL DEVELOPMENT—an increasingly difficult approval to replicate under Calgary's evolving planning policies. For builders, developers and investors, the value here is in the existing approval. With the development permit already secured, this property offers a significant head start. Opportunities of this nature have become extremely scarce, especially in one of Calgary's most desirable inner-city communities. Parkdale continues to be one of Calgary's most desirable redevelopment communities, offering excellent proximity to the Bow River pathway system, Foothills Medical Centre, Alberta Children's Hospital, University of Calgary, Market Mall, schools, parks and downtown Calgary. The location provides an outstanding combination of inner-city convenience, established neighborhood character and long-term redevelopment appeal. Whether you're a developer looking for your next project or an investor seeking a scarce inner-city land opportunity, properties with this level of development potential and existing approval rarely become available.