



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

942 5 Avenue NE
Calgary, Alberta

MLS # A2348198



\$669,900

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	Bungalow		
Size:	703 sq.ft.	Age:	1932 (94 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Sloped, Views		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

SCROLL DOWN TO SEE THE DRONE VIDEO FOOTAGE! BUILDER / DEVELOPER / CUSTOM HOME SITE - DEVELOPMENT PERMIT (DP) APPROVED. FULL IFC ARCHITECTURE + INTERIOR DESIGN PACKAGE COMPLETED AND AVAILABLE SEPARATELY. A full 40' x 110' Bridgeland parcel with an approved Development Permit is included with the sale. Buy the site and design your own residence or accelerate the path to construction with a fully resolved custom-home design already completed and available separately by negotiation. Award-winning Davignon Martin Architecture & Interior Design developed the existing design into an Issued for Construction (IFC) Architecture + Interior Design set, including fully detailed interior schedules and coordinated engineering. The residence is designed as three storeys over a concrete basement with a detached two-car garage, providing approximately 4,370 sq ft of developed space - 3,186 sq ft above grade plus a 1,184 sq ft basement. The program includes three bedrooms, three full and two half bathrooms, a half-floor primary retreat with an oversized walk-in closet and spa-style ensuite with freestanding tub, a sunken living room with feature fireplace, custom kitchen with 13' island, open dining area, third-floor two-person office and library, and a lower level with gym, six-person sauna, bar, cinema room and 700-bottle wine cellar. An oversized detached double garage of approximately 624 sq ft (30' x 21') has lane access from both the north and east. The signature feature is the southwest-facing rooftop patio with downtown skyline views, structurally engineered for an eight-person Beachcomber hot tub. The existing house is vacant, and the property is being marketed for land value; demolition and servicing have already been scoped. The approved DP is included with the real estate. The

detailed IFC Architecture + Interior Design and consultant package is not included in the asking price and may be acquired separately, subject to applicable architect and consultant permissions. This gives a purchaser two clear paths: start fresh on a well-located inner-city site, or step into years of completed design, approvals, and consultant coordination. Buyers who want to modify the existing concept could explore alternate bedroom and bathroom configurations and/or a carriage-house suite above the garage, subject to City of Calgary approval. Priced at land value. Enjoy a prime Bridgeland location steps from neighbourhood shops and restaurants, with rooftop downtown views unavailable at street level. Watch the Multi-Video 3D Tour below to see the downtown skyline views from different heights! See attached architectural renderings of this luxury custom inner-city build.