



GRASSROOTS
REALTY GROUP

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311 33 Avenue NE
Calgary, Alberta

MLS # A2349099

\$849,900



Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,159 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	N/a
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Developer/Builder/Investor alert! Approved Development Permit DP2025-07314 for 4 townhouse units + 4 secondary suites + detached garage (8 doors total). A shovel-ready infill site in Highland Park — the DP process is done, so you can build with confidence. Currently generating \$3,000/month rental income through April 2027 to offset holding costs while you prepare to build. R-CG zoned lot with excellent access to Centre Street amenities, schools, parks and downtown. A rare chance to secure an approved 8-door project in one of Calgary's most active infill corridors.