



1614 3 Street Calgary Alberta

\$898,000

HUGE OPPORTUNITY for developers. City permits are in place together with the M-C1 zoned land and architectural plans...this project is ready to go! Located south of 16th Avenue NW in prime Crescent Heights in a quiet cul-de-sac. It took architect John Trinh over 1 year to get this project permitted. It includes: 2 townhomes in the front, 2 townhomes in the rear and a 4 stall garage across the rear. All 4 townhomes are designed with a separate entrances to the basement so could be developed for 1 bedroom basement suites (final permits for secondary suites will be required from the City). See the Video link for a 360 degree view (<https://1drv.ms/v/s!Aoo7g-qsGwiwk8ljjeirHloEbR2uXgg?e=q7wP3k>). Permits are good until July 22nd, 2026. Please do not disturb the tenant. (id:6769)

Primary Bedroom 16.92 Ft x 10.00 Ft

Dining room 12.92 Ft x 10.00 Ft

Kitchen 14.00 Ft x 9.92 Ft

Bedroom 13.83 Ft x 7.67 Ft

4pc Bathroom Measurements not available

Primary Bedroom 15.83 Ft x 10.00 Ft

Bedroom 12.58 Ft x 10.00 Ft

Den 13.17 Ft x 10.33 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

<http://www.calgaryurbanhomes.com/>

RE/MAX

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