



1616 3 Street Calgary Alberta

\$1,088,888

For more information, please click on Brochure button below. Investor alert! Exceptional development opportunity! Lot currently has a tenanted home on the property. 3 bed + den and 1 bath - 4 piece. Seize the potential of this multi-residential property, optimally located in the vibrant neighborhood of crescent heights. Boasting m-c1 zoning, this corner lot presents a unique prospect for development, with city approvals and permits already in place. Included are professional architectural renderings by a renowned inner-city specialist, tailored to enhance the utility and appeal of the space. The proposed designs feature potentially a versatile 2 or 3-bedroom units, each with a potential legally compliant basement walkout, making them ideal for student accommodations or long-term mixed-use tenancy. Capitalize on this prime investment opportunity! Existing dwelling will be demolished at buyers expense. Some photos are examples of rendering drawings. (id:6769)

Bedroom 10.00 Ft x 12.58 Ft

Den 13.17 Ft x 10.33 Ft

Primary Bedroom 10.00 Ft x 15.83 Ft

4pc Bathroom 7.67 Ft x 11.00 Ft

Bedroom 7.67 Ft x 13.83 Ft

Dining room 10.00 Ft x 12.92 Ft

Kitchen 14.00 Ft x 9.92 Ft

Living room 10.00 Ft x 16.92 Ft

Sunroom 10.08 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX

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(CENTRAL)**

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