



## 405 22 Avenue Calgary Alberta

\$629,900

Winston Heights 3 plex project alert! This exceptional 40'X125' property offers a unique investment opportunity for builders and investors alike. Full working drawings, development permit and all necessary consultations done for building permit approval are available so you can break ground immediately and start realizing returns quickly. The property is ideally located in an up-and-coming neighborhood close to downtown and major transit routes, making it highly desirable for future homeowners and renters. The 3-plex layout has been thoughtfully designed to appeal to modern buyers. Each unit can be sold individually and would be very appealing to first time buyers thanks to the property's prime location and the increasing need for housing in the area. Alternatively, this development is also perfect for a long-term hold strategy. The location is set to see continued growth in value, making it an ideal rental income property. Extremely close proximity to public transportation, downtown amenities, shopping and schools, tenants will enjoy both convenience and urban living at its best. This is a low-risk, high-reward opportunity for a builder or investor to capitalize on either short-term sales or long-term rental potential. Seize this opportunity to develop a turnkey project in one of the city's most promising area. With everything ready to go, this 3-plex investment could be part of your portfolio! Should you wish to wait a while to start your project, with a little love, the current home on the property could be rented. Currently vacant and easy to show. (id:6769)

Furnace 9.67 Ft x 9.42 Ft  
Living room 15.92 Ft x 11.75 Ft  
Other 3.92 Ft x 7.83 Ft  
Bedroom 13.92 Ft x 7.83 Ft  
Other 11.75 Ft x 11.50 Ft  
Laundry room 9.50 Ft x 9.17 Ft

4pc Bathroom 8.58 Ft x 5.42 Ft  
Bedroom 11.83 Ft x 8.50 Ft  
Bedroom 15.00 Ft x 7.83 Ft  
3pc Bathroom 5.08 Ft x 6.33 Ft  
Primary Bedroom 15.00 Ft x 11.83 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

**RE/MAX**  
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