



# 8319 44 Avenue Calgary Alberta

\$599,000

Investor Alert! Prime Development Opportunity. This exceptional property presents a rare opportunity to secure a high-yield asset in one of Calgary's most desirable and rapidly growing communities. With a Development Permit underway for a 4-plex, each unit thoughtfully designed with its own legal basement suite, this property is ideal for the savvy investor looking for a project to build equity, generate strong rental income, diversify their real estate portfolio or to build and sell. Situated just minutes from local schools, the new Calgary Farmers' Market, and premier recreational destinations including Canada Olympic Park and Bowness Park, this location offers lifestyle appeal for tenants and future homeowners alike. Whether it's skating in the winter, paddling on the pond in the summer, exploring nearby trails year-round or enjoying a meal at the farmers market, this neighborhood combines urban convenience with outdoor charm. The existing lot is primed for transformation and surrounded by a mix of newly developed infill properties and established homes, reflecting the area's ongoing revitalization and long-term value growth. Whether you choose to build or to buy this property, you're securing a foothold in one of Calgary's most promising neighborhoods--with strong upside potential, rental income opportunities, and lasting community value. Don't miss your chance to capitalize on this unique opportunity. Reach out for more information on Development permit. (id:6769)

Primary Bedroom 12.33 Ft x 11.42 Ft  
4pc Bathroom 7.83 Ft x 4.92 Ft  
Bedroom 8.08 Ft x 6.33 Ft  
Bedroom 10.08 Ft x 7.75 Ft  
4pc Bathroom 9.67 Ft x 6.50 Ft  
Furnace 10.08 Ft x 11.50 Ft  
Storage 9.33 Ft x 6.58 Ft

Living room 17.25 Ft x 12.25 Ft  
Kitchen 10.50 Ft x 9.75 Ft  
Dining room 10.92 Ft x 6.75 Ft  
Foyer 4.92 Ft x 4.08 Ft  
Bedroom 13.58 Ft x 10.50 Ft  
Bedroom 12.33 Ft x 10.50 Ft  
3pc Bathroom 9.00 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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