

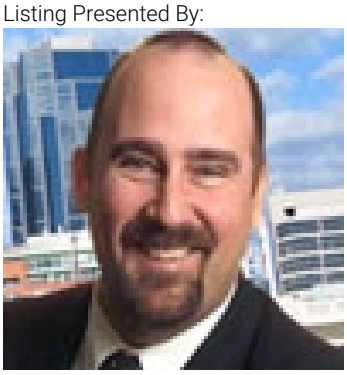
103 7A Street Calgary Alberta

$799,900

Surrounded by some of Calgary's most sought-after inner-city amenities, this property offers up the PERFECT RENOVATION project in an established and highly desirable community. This raised bungalow has AMAZING BONES, an illegal basement suite accessible by a private rear entrance and with only the addition of appliances, this home could easily be lived-in and/or rented-out, allowing for an additional income stream. What makes this opportunity even more lucrative? There is a tremendous amount of land value incorporated into the price giving you as an investor several development options under the current zoning, or to pursue a re-zoning for higher density opportunities. This property (103 7A St NE) is a 43' x 110' lot that could be purchased together with the adjoining property (107 7A St NE), for a COMBINED DEVELOPMENT SITE measuring 86' x 110'. Both properties are currently zoned Direct Control (DC), with the applicable land-use rules varying by property. Following a pre-application consultation, the City of Calgary confirmed that the R-CG land use district rules apply to this property (103 7A St NE), while the R-C2 land use district rules apply to the adjoining parcel (107 7A Street NE). Development options for the combined 86' x 110' parcel include up to 3 single detached homes, up to 4 semi-detached homes, or potentially a 3-unit townhome plus a semi-detached structure. Or you could pursue a rezoning of the parcels to allow for a higher density project. (All development would be subject to appropriate zoning, subdivision, and development permit approval). Bridgeland is one of Calgary's most vibrant inner-city communities, known for its walkability, independent cafes, acclaimed restaurants, local shops, and established residential character. These properties are ideally positioned just steps from the neighbourhood's bustling commercial district, placing everyday...

Bedroom 10.67 Ft x 8.92 Ft
Bedroom 9.92 Ft x 7.75 Ft
Bedroom 13.33 Ft x 9.92 Ft
Recreational, Games room 16.50 Ft x 12.33 Ft
Kitchen 13.00 Ft x 9.67 Ft
4pc Bathroom .00 Ft x .00 Ft
Living room 16.58 Ft x 12.58 Ft
Kitchen 13.33 Ft x 9.92 Ft
Dining room 9.50 Ft x 8.00 Ft
Primary Bedroom 13.83 Ft x 11.58 Ft
Bedroom 10.42 Ft x 9.25 Ft
Bedroom 11.50 Ft x 9.08 Ft
4pc Bathroom .00 Ft x .00 Ft
2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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