

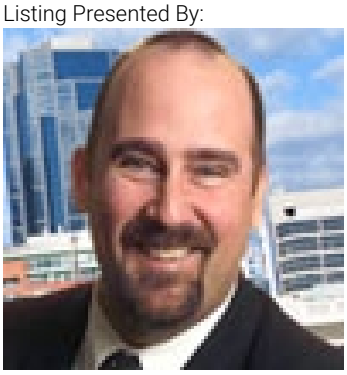
104 7 Street Calgary Alberta

$599,900

*REDEVELOPMENT OPPORTUNITY - 4 PROPERTIES IN TOTAL AVAILABLE! * Surrounded by some of Calgary's most sought-after inner-city amenities, this collection offers a developer an exciting opportunity to explore several development options under the current zoning, or to pursue a rezoning for higher density opportunities, all in an established, highly desirable community. This property (104 7 St NE) is a 28.7' x 110' lot that could be purchased together with the adjoining property (106 7 St NE), for a COMBINED DEVELOPMENT SITE measuring 57.5' x 110'. Both properties are currently zoned Direct Control (DC), however following a pre-application consultation, the City of Calgary confirmed that the R-C2 land use district rules apply to both. Development options for the combined 57.5' x 110' parcel include up to 2 single detached or 2 extra-wide semi-detached homes. 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). The existing property is an older-condition 3-bed, 1.5 storey home with an unfinished basement, easily rentable while you finalize your development plans. 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 amenities and local favourites right outside your door. Coffee shops, restaurants, bakeries, and grocery options are all nearby, while green spaces such as Murdoch Park offer room to unwind and enjoy the outdoors. The surrounding area also provides convenient access to the Bow River pathways, St. Patrick's Island, and the Calgary Zoo. For commuters, the Bridgeland/Memo...

Living room 16.50 Ft x 10.58 Ft
Kitchen 13.92 Ft x 13.42 Ft
Dining room 10.58 Ft x 7.33 Ft
Primary Bedroom 12.58 Ft x 7.92 Ft
4pc Bathroom .00 Ft x .00 Ft
Bedroom 13.50 Ft x 12.67 Ft
Bedroom 15.92 Ft x 13.25 Ft

Listing Presented By:



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