

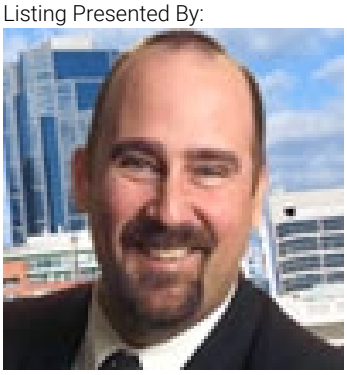
107 7A Street Calgary Alberta

$799,900

*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 (107 7A St NE) is a 43' x 110' lot that could be purchased together with the adjoining property (103 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-C2 land use district rules apply to this property (107 7A St NE), while the R-CG land use district rules apply to the adjoining parcel (103 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). The existing property is an older-condition 3-bedroom bungalow, currently tenant occupied, allowing for an income stream while development options are being explored. 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 gr...

Bedroom 11.83 Ft x 9.00 Ft
Recreational, Games room 18.17 Ft x 10.75 Ft
Den 9.00 Ft x 8.92 Ft
Workshop 14.50 Ft x 9.25 Ft
Living room 11.50 Ft x 11.33 Ft
Kitchen 12.08 Ft x 11.33 Ft
Dining room 12.25 Ft x 11.33 Ft
Primary Bedroom 9.17 Ft x 9.00 Ft
Bedroom 9.25 Ft x 8.92 Ft
Bedroom 9.25 Ft x 8.83 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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