



2125 36 Avenue Calgary Alberta

\$1,190,000

This isn't just land - it's leverage. Developers know - DOUBLE LOTS MEAN DOUBLE THE OPTIONS, DOUBLE THE RETURNS. Unlock the potential of this rare gem nestled in the heart of prestigious Altadore--a neighborhood synonymous with luxury redevelopment and urban sophistication. This 2-bedroom + den, 2-bathroom home spans 1,287 sq ft above grade, offering immediate move-in comfort with hardwood floors, a sunlit living space, and a finished basement. But the true value lies in its expansive 50' x 125' lot--a developer's dream in one of Calgary's most coveted inner-city neighbourhood. Zoned M-C1, this oversized parcel presents a blank canvas for visionary buyers: imagine crafting a stunning modern infill, a luxury duplex, or even a multi-unit project (subject to city approval), capitalizing on Altadore's skyrocketing demand for \$1M+ properties. M-C1 Zoning allows for "maximum density for parcels designated M-C1 District is 148 units per hectare" with municipal approval. The lot's generous dimensions and flat terrain minimize site prep costs, while its prime location--just steps from Marda Loop's vibrant shops, cafes, and dining--ensures unbeatable future resale value. Proximity to River Park, Sandy Beach, and top-tier schools like Altadore School further elevates its appeal for redevelopment targeting executive families or investors. Currently, the home offers a functional layout with a large, south-facing backyard and a detached garage--perfect for rental income or personal use while plans take shape. Savvy buyers will see the dual opportunity: live comfortably now, redevelop later. Altadore's transformation into a luxury hotspot is well underway--\$1.5M+ infills dot the streetscape--making this a strategic foothold in a market poised for growth. With Calgary's population booming and sophisticated buyers flocking to Alberta, this property is your chance to build equity or ...

4pc Bathroom 8.92 Ft x 7.92 Ft
 Bedroom 13.08 Ft x 9.75 Ft

3pc Bathroom 7.25 Ft x 5.67 Ft
 Primary Bedroom 21.33 Ft x 15.08 Ft

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