

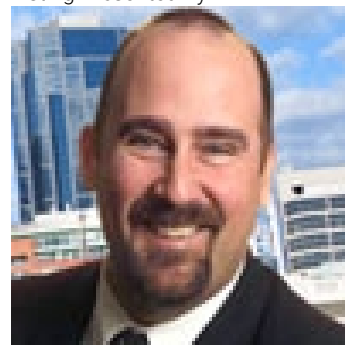


3407 3 Avenue Calgary Alberta

\$7,999,999

Exceptional multi-family investment opportunity in the heart of Parkdale—one of Calgary's most sought-after inner-city communities. This purpose-built 12-unit stacked townhome development is currently under construction and in the framing stage, offering buyers the unique advantage to shape final finishes or complete as a premium rental/hold asset. With 1-3 bedroom layouts thoughtfully designed across 15,457 sq.ft. of building area, the project delivers a blend of functionality, contemporary design, and long-term rental desirability. Located on an H-GO zoned lot, this property offers flexibility and strong redevelopment potential in a high-demand housing corridor. Perfectly positioned just steps from transit, the Bow River pathway system, Foothills Hospital, and quick access to the downtown core, this site is ideal for attracting a diverse tenant profile. Parkdale's vibrant lifestyle amenities, parks, and proximity to the University of Calgary make this an exceptional addition to any investment portfolio. A rare opportunity to secure a brand-new, multi-unit inner-city asset with significant value growth potential in one of Calgary's premier neighbourhoods. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Solutions

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca