



## 4010 8 Avenue Calgary Alberta

\$919,000

Outstanding Redevelopment Opportunity - Prime Corner Lot with Approved 4-Plex Plans! This is a rare and exciting investment opportunity on a large 8,320 sq. ft. corner lot, already approved for a 4-unit residential build (BP approved). Zoned M-C1, the property offers endless redevelopment potential in one of Calgary's most sought-after locations. The existing raised bungalow features two separate units, each with private entrances and oversized windows for an abundance of natural light. Options abound: live in one unit and rent the other, rent both for immediate income, or develop the site into a modern multi-family build. Located just a short walk to Westbrook Mall and the LRT station, this property offers unbeatable convenience with shopping, restaurants, schools, and amenities all nearby. Upper unit includes 2 bedrooms, 1 full bathroom, a spacious living room with original hardwood floors, a kitchen with ample cabinetry, and shared laundry access. The bright, illegal basement suite features large windows, 2 bedrooms, 1 full bath, a generous living area, and a spacious kitchen. Other highlights include a double attached garage and the incredible potential of this expansive corner lot. This is truly a money-making opportunity in a location with limitless future value. Properties like this don't come along often—book your showing today! (id:6769)

Bedroom 10.00 M x 8.00 M

Bedroom 10.00 M x 9.00 M

4pc Bathroom 5.00 M x 8.00 M

Bedroom 11.00 M x 9.00 M

Primary Bedroom 12.00 M x 9.00 M

4pc Bathroom 5.00 M x 9.00 M

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

### RE/MAX Realty Professionals

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