



## 6435 33 Avenue Calgary Alberta

\$700,000

8-unit multi-family development opportunity in the NW of Calgary with building plans in place. Project qualifies for CMHCs MLI Select program and development permit is in final stages of acceptance. Ideally located within walking distance to the new Superstore and commercial plaza, and minutes from Calgary Olympic Park and the impressive new Calgary Farmers Market. This larger city lot (50 x 122) presents an exceptional opportunity for developers and investors. The approved 4-unit, 4-suite multi-family project offers a total of 6,816 sq. ft of above-grade construction, featuring four spacious and thoughtfully designed 3-bedroom upper units (approximately 1,702 sq. ft. each, including 3 storey loft levels), along with four well-planned 1-bedroom lower units (approximately 505 sq. ft). The project also includes four garages. Development Permit approval is in final advertising stage and approval is expected within the next two weeks. The existing property is a 2-bedroom bungalow situated on a large, south-facing rear lot on a quiet street, home is being sold as is. (id:6769)

Living room 15.00 Ft x 11.50 Ft

Kitchen 11.33 Ft x 9.83 Ft

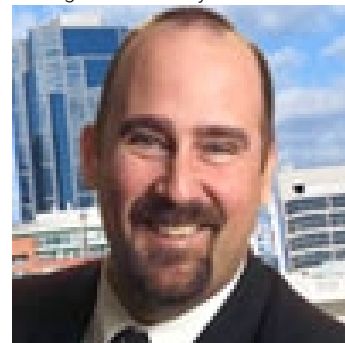
Laundry room 9.50 Ft x 6.08 Ft

Primary Bedroom 11.42 Ft x 9.50 Ft

Bedroom 11.50 Ft x 9.92 Ft

4pc Bathroom 8.08 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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