

8312 47 Avenue Calgary Alberta

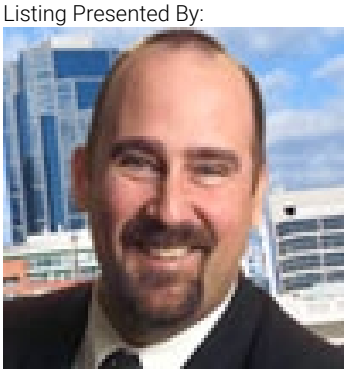
$935,000

DEVELOPMENT PERMIT APPROVED | SAVE 12+ MONTHS OF CITY DELAYS.Turnkey "4+4" multi-family project in the high-demand, growth-centric community of Bowness. This premium 50' x 120' R-CG lot is fully primed for building permit and construction, offering an exceptional opportunity for builders and investors to bypass the bureaucratic bottleneck. The heavy lifting is 100% complete: Approved Development Permit (DP), engineered Development Site Servicing Plan (DSSP). The architectural plans showcase a highly rentable or highly salable modern project featuring 4 multi-storey townhomes layered over 4 legal lower suites each with a private entrance (8 doors total). Bowness continues to see aggressive revitalization, driven by its proximity to the Bow River, University of Calgary, the Alberta Children's Hospital and Bowness Park. The property's value is entirely in the land, DSSP engineering, architectural plans and active municipal approvals. Do not miss this rare opportunity to pipeline your crew for the construction season with a de-risked, building permit-ready project. Contact your agent today for the complete pro-forma and architectural package. Property sold strictly in as-is, where-is condition. Selling agent has a financial interest in the property. (id:6769)

Family room 10.75 Ft x 16.17 Ft
2pc Bathroom 3.67 Ft x 3.67 Ft
Bedroom 7.50 Ft x 10.75 Ft
Other 17.33 Ft x 10.58 Ft

Living room 15.17 Ft x 11.58 Ft
Primary Bedroom 9.83 Ft x 10.00 Ft
4pc Bathroom 4.58 Ft x 5.83 Ft

Listing Presented By:



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