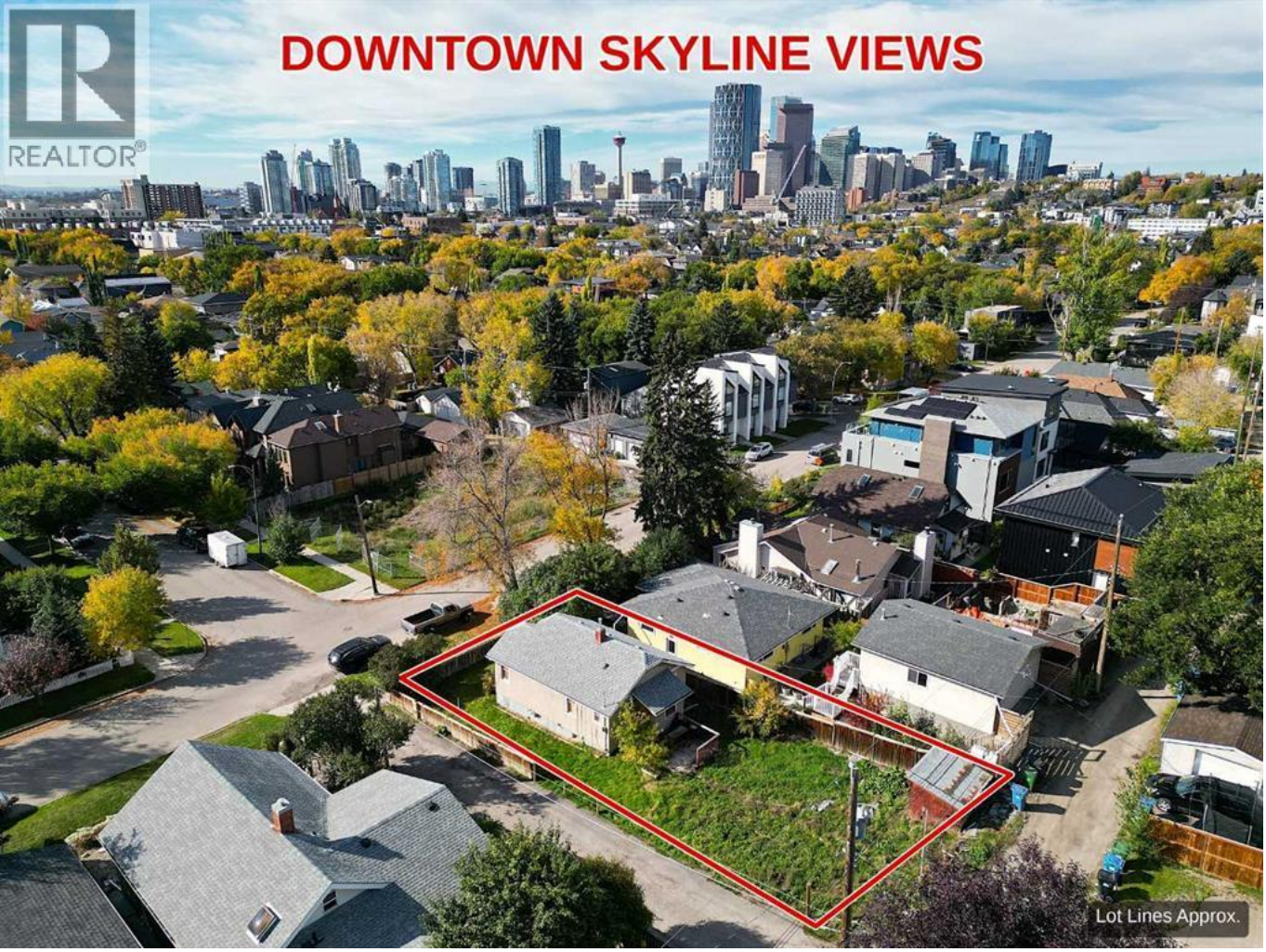


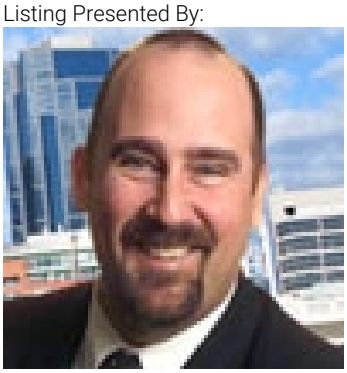
942 5 Avenue Calgary Alberta

$669,900

SCROLL DOWN TO SEE THE DRONE VIDEO FOOTAGE! BUILDER / DEVELOPER / CUSTOM HOME SITE - DEVELOPMENT PERMIT (DP) APPROVED. FULL IFC ARCHITECTURE + INTERIOR DESIGN PACKAGE COMPLETED AND AVAILABLE SEPARATELY. A full 40' x 110' Bridgeland parcel with an approved Development Permit is included with the sale. Buy the site and design your own residence or accelerate the path to construction with a fully resolved custom-home design already completed and available separately by negotiation. Award-winning Davignon Martin Architecture & Interior Design developed the existing design into an Issued for Construction (IFC) Architecture + Interior Design set, including fully detailed interior schedules and coordinated engineering. The residence is designed as three storeys over a concrete basement with a detached two-car garage, providing approximately 4,370 sq ft of developed space - 3,186 sq ft above grade plus a 1,184 sq ft basement. The program includes three bedrooms, three full and two half bathrooms, a half-floor primary retreat with an oversized walk-in closet and spa-style ensuite with freestanding tub, a sunken living room with feature fireplace, custom kitchen with 13' island, open dining area, third-floor two-person office and library, and a lower level with gym, six-person sauna, bar, cinema room and 700-bottle wine cellar. An oversized detached double garage of approximately 624 sq ft (30' x 21') has lane access from both the north and east. The signature feature is the southwest-facing rooftop patio with downtown skyline views, structurally engineered for an eight-person Beachcomber hot tub. The existing house is vacant, and the property is being marketed for land value; demolition and servicing have already been scoped. The approved DP is included with the real estate. The detailed IFC Architecture + Interior Design and consultant package is not included in the asking...

Primary Bedroom 9.00 Ft x 8.75 Ft
Living room 14.25 Ft x 10.08 Ft
4pc Bathroom Measurements not available
Kitchen 11.17 Ft x 7.00 Ft
Bedroom 9.08 Ft x 7.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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