

**WILL INCLUDE  
DEVELOPMENT  
PERMIT FOR  
10 UNITS**



## 9751 Elbow Drive Calgary Alberta

\$995,000

ATTENTION BUILDERS & INVESTORS WITH THE DESIRE FOR THE IDEAL INVESTMENT OPPORTUNITY! | WILL INCLUDE APPROVED DP FOR 10 UNITS IN PURCHASE PRICE. PERFECT FOR PURPOSE BUILT RENTAL! | THE PERFECT PROJECT FOR CMHC- MLI SELECT FINANCING | ENJOY THE OPPORTUNITY OF AS LITTLE AS 5% DOWN + 50 YEAR AMORTIZATION = STRONG ROI!!! Imagine the opportunity to build a highly sought-after, income-generating 5-plex + 5 legal basement suites in the desirable Haysboro community - a project that could deliver substantial returns while providing a fresh, modern housing option for Calgary's rental market. This project envisions five carefully designed, upscale units, each with a fully legal, self-contained basement suite. With Calgary's rental demand on the rise, this multi-family layout offers a unique approach: dual-income streams per unit. Picture each primary suite featuring an open, inviting floor plan with three bedrooms, a high-end kitchen, and a welcoming living space, ideal for young professionals or families. Below each unit, a fully legal basement suite with a separate entrance and designated parking offers a private, one-bedroom retreat that appeals to tenants looking for affordability without sacrificing comfort. Building this 5-plex with five legal suites positions you to tap into a robust rental market in Haysboro, a community known for its proximity to transit, shopping, schools, and parks. This location enhances tenant appeal and supports long-term occupancy, which is essential for maximizing revenue. Beyond the income potential, constructing this type of property aligns with Calgary's increased demand for higher-density housing, especially in established neighborhoods. By developing this project, you'll not only be addressing a crucial housing need but also creating a valuable asset that promises both stability and growth in one of Calgary's strongest rental markets. (id:6769)

Recreational, Games room 31.00 Ft x 11.50 Ft

Storage 6.50 Ft x 6.00 Ft

Laundry room 16.00 Ft x 11.00 Ft

3pc Bathroom 6.00 Ft x 5.50 Ft

Other 16.50 Ft x 11.50 Ft

Living room 18.50 Ft x 12.50 Ft

Primary Bedroom 13.00 Ft x 11.50 Ft

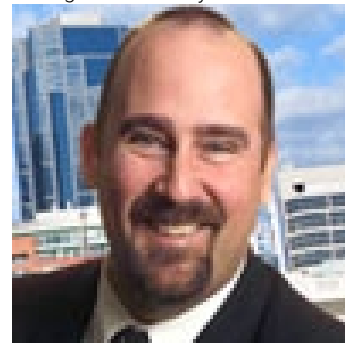
Bedroom 10.00 Ft x 8.50 Ft

Bedroom 10.00 Ft x 8.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX House of Real Estate

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**RE/MAX Realty Professionals**

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