

1816 27 Avenue SW
Calgary, Alberta

MLS # A2279256



\$699,999

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|------------------|------------------------|---------------|--------------------|
| Division: | South Calgary | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 630 sq.ft. | Age: | 1912 (114 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Development-ready opportunity in prime South Calgary, steps from Marda Loop! This exceptional MC-1 zoned lot comes with approved development permits and plans in place for a 3+3 six-plex, offering a rare chance to move forward immediately on a high-demand long-term rental project. Live in one unit and rent the remaining five, or hold as a pure income-generating investment. The property is currently tenant-occupied on a month-to-month lease at \$1,800 per month, providing immediate cash flow while you prepare for redevelopment. Situated on a 37.5 ft x 125 ft lot, the property is surrounded by prestigious multi-million-dollar homes and is just a short walk to the vibrant Marda Loop district, known for its boutique shops, cafes, restaurants, fitness studios, and everyday amenities. This highly walkable location further enhances both lifestyle appeal and long-term rental demand. The existing bungalow has been well maintained and remains in excellent condition. Inside, the home features a bright and spacious living and dining area with hardwood flooring, an updated kitchen enhanced by a skylight, and a charming sunroom overlooking the landscaped backyard. The main level offers a generous primary bedroom and a renovated four-piece bathroom. The fully developed basement includes an additional bedroom, family room, three-piece bathroom, and ample storage and workshop space. Recent updates include a newer hot water tank and a serviced furnace, reflecting pride of ownership throughout. With quick access to downtown, transit, parks, schools, and all the amenities of Marda Loop and South Calgary, this property offers a rare combination of immediate rental income, approved development permits, and long-term upside. An outstanding opportunity for developers, investors, or anyone looking to secure a premium inner-city location

with exceptional redevelopment potential.