

3719 43 Street SW
Calgary, Alberta

MLS # A2305957



\$769,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Range x2, Refrigerator x2, Washer x2, Dryer x2

Rare opportunity to develop 6 rental units in inner-city SW Calgary. Investor and builder opportunity in the established southwest community of Glenbrook. This property is offered with a submitted Development Permit application for a 6-unit residential project, consisting of two side-by-side dwellings, each with a legal basement suite, plus two detached backyard suites. A significant amount of planning and design work has been completed, allowing a buyer to advance a multi-unit development without starting from the initial stages (subject to City of Calgary approval). The proposed configuration is designed to support multiple rental units in a well-located inner-city neighbourhood. The project may be considered for CMHC MLI Select financing, subject to buyer qualification, lender approval, and program requirements. The backyard suite component may also align with City of Calgary programs, offering potential additional development benefits (subject to eligibility and availability). The existing property is a solid bungalow featuring a 3-bedroom upper unit and 1-bedroom basement suite; however, the primary value is in the redevelopment potential. Ideally located near Mount Royal University, Signal Hill and Westhills shopping, Richmond Road, Sarcee Trail, public transit, schools, and parks. Full development information is available upon request.