

1436 22 Avenue NW
Calgary, Alberta

MLS # A2336468



\$999,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	661 sq.ft.	Age:	1948 (78 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Rare inner-city development opportunity in highly sought-after Capitol Hill. Situated on a 50' x 120' lot and zoned H-GO, this property comes with an approved City of Calgary development permit for 10 units, offering a substantial head start and reducing entitlement risk for the next owner. The existing bungalow and detached garage provide flexibility for interim holding or immediate redevelopment. Full renderings, development drawings, and building plans are available, allowing a buyer to move directly into the next phase of execution. Ideally positioned for an experienced developer or investor seeking a well-located multifamily project with scale, certainty, and significant upside. Located in one of Calgary's established and consistently sought-after inner-city infill corridors, this is an opportunity to acquire a development-ready site with much of the preliminary work already completed. Property is sold "as is, where is."