

\$1,100,000 - 2111 Broadview Road Nw, Calgary

MLS® #A2251085

\$1,100,000

5 Bedroom, 2.00 Bathroom, 1,030 sqft

Single Family on 0.14 Acres

West Hillhurst, Calgary, Alberta

Attention Developers & Investors! A rare opportunity in the heart of West Hillhurst to secure a full sized 50â€™ x 125â€™ R-CG lot with a Development Permit in process for a thoughtfully designed 3 story luxury fourplex, each unit featuring a legal basement suite and a total of eight income producing units. This is an ideal site for a CMHC MLI Select project, allowing buyers to maximize leverage and long term rental potential. The existing home, updated a few years ago, offers a three bedroom main floor with one full bathroom plus an illegal basement suite with a private entrance, two bedrooms, and a three piece bath. A double detached garage, fenced yard, and solid rental income make this a great holding property while you advance the development. To streamline the process further, the seller is open to building the project and delivering it turnkey for a resale value of approximately \$3.5M; offering a unique, hassle free option for investors looking for immediate entry into Calgary's booming multi family market. Beyond the development potential, the location is exceptional. Set in one of Calgary's most sought after inner city communities, this property offers unmatched access to parks, schools, shopping, coffee shops, and the Bow River pathway system, all while being just minutes to downtown. For builders, developers, or long term investors, this is a rare chance to secure a future ready multi family site in a prestigious location with strong



rental demand. Call you Realtor and get it going ! (id:6289)

Built in 1952

Essential Information

Listing #	A2251085
Price	\$1,100,000
Bedrooms	5
Bathrooms	2.00
Square Footage	1,030
Acres	0.14
Year Built	1952
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2111 Broadview Road Nw
Subdivision	West Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N3H9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Stove
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Suite

Exterior

Exterior	Concrete
Construction	Poured concrete, Wood fram
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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