

\$749,900 - 9 Cottage Street Nw, Calgary

MLS® #A2256496

\$749,900

4 Bedroom, 2.00 Bathroom, 1,044 sqft

Single Family on 0.15 Acres

Cambrian Heights, Calgary, Alberta

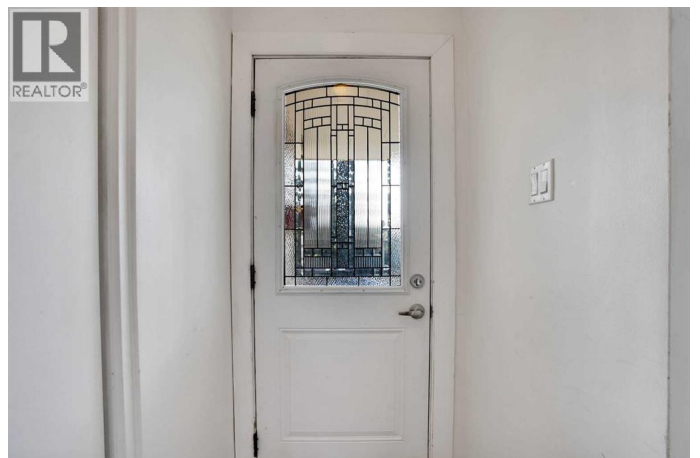
Developers and investors – this is the one you’ve been waiting for. Sitting on a 65 ft lot on a quiet inner-city street, THIS PROPERTY IS FULLY APPROVED for an 8-plex (4 townhomes each with a legal suite). Plans are complete, with DSSP approval ready within 2 weeks – you can move straight into the building phase. The existing detached home is in solid condition with 2 bedrooms up, 2 down, and full baths on both levels. It’s fully rentable, providing holding income while you finalize your development timeline. The structure also carries value if moved to another site. Cambrian Heights is one of Calgary’s most desirable inner-city communities, offering quick access to downtown, major routes, schools, parks, and shopping. Demand for new multi-family housing remains strong, positioning this project for exceptional resale values and long-term rental returns. An approved, near shovel-ready 8-plex site in a prime location – opportunities like this are rare. Don’t miss your chance to take it to market. The property owners are Licensed Real Estate Agents in the province of Alberta. Appliances are "as is" (id:6289)

Built in 1957

Essential Information

Listing # A2256496

Price \$749,900



Bedrooms	4
Bathrooms	2.00
Square Footage	1,044
Acres	0.15
Year Built	1957
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	9 Cottage Street Nw
Subdivision	Cambrian Heights
City	Calgary
Province	Alberta
Postal Code	T2K1Y4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Other

Interior

Appliances	Refrigerator, Stove, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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