

1816 27 Avenue SW  
Calgary, Alberta

MLS # A2279256



## \$699,999

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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, caf&eacute;s, 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.