

1703 32 Street SW
Calgary, Alberta

MLS # A2305076



\$999,800

Division:	Shaganappi		
Type:	Residential/House		
Style:	Bungalow		
Size:	995 sq.ft.	Age:	1951 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Baseboard, Central, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Separate Entrance, Storage		

Inclusions: Electric Range and Refrigerator in the basement

Approved 4-unit development (plus 4 legal suites) designed for maximum density and rental yield. Opportunities like this are rare—a fully prepped, shovel-ready inner-city development site where the heavy lifting has already been completed. Situated on a prime lot, this home is in liveable condition. There is a full illegal basement suite with bedroom and bathroom, and 3 bedrooms on the main level. The property has been rented until recently. This property comes with Development Permit (DP) approval in place, along with a fully approved Drainage Service Study Plan (DSSP), allowing a buyer to move forward with confidence and significantly reduced timelines. Extensive planning and due diligence have already been completed, including professional architectural designs and engineering work, eliminating months of upfront effort, uncertainty, and carrying costs. This is a true turnkey development opportunity, ideal for builders and investors looking to step directly into construction without the typical delays associated with approvals and servicing requirements. The approved plans maximize the site’s potential with a modern, efficient multi-unit layout designed to align with today’s market demand. With key approvals secured, this offering provides a clear and accelerated path to building permit and construction, making it a standout opportunity in today’s competitive development landscape. Located in a highly desirable inner-city area surrounded by ongoing redevelopment, strong resale values, and excellent access to amenities and transit, this property offers both immediate development potential and long-term upside. All supporting documentation is available, including approved plans, permits, and consultant reports. This is a rare chance to acquire a near shovel-ready project in one of the city’s most sought-after

locations, skip the uncertainty and start building.