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3407 3 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
33047

MLS ID:
A2272892

\$7,999,999



 **GENE YAMADA**
 (403) 714-5325

 Royal LePage Solutions
 403-289-3322

 3407 3 Avenue NW, Calgary , Alberta T2N0M4

Transaction Type	Days On Market	Zoning
For Sale	57	R-CG
Subdivision	Building Type	Year Built
Parkdale	Condo Complex	2025
Structure Type	Property Type	Property Sub Type
Townhouse	Commercial	Multi Family
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
2573GE	14239.00	1322.84
Lot Size (Sq. Ft.)	Lot Size (Acres)	Construction Type
8525	0.20	Composite Siding
Roof	Cooling	Heating
Asphalt Shingle	Central Air	High Efficiency,Natural Gas
Inclusions		
12 refrigerators, 12 stoves, 12 dishwashers, 12 washer, dryers, garage door openers and fobs	Restrictions	Reports
	None Known	Appraisal,Building Plans

Exceptional multi-family investment opportunity in the heart of Parkdale—one of Calgary's most sought-after inner-city communities. This purpose-built 12-unit stacked townhome development is currently under construction and in the framing stage, offering buyers the unique advantage to shape final finishes or complete as a premium rental/hold asset. With 1-3 bedroom layouts thoughtfully designed across 15,457 sq.ft. of building area, the project delivers a blend of functionality, contemporary design, and long-term rental desirability. Located on an H-GO zoned lot, this property offers flexibility and strong redevelopment potential in a high-demand housing corridor. Perfectly positioned just steps from transit, the Bow River pathway system, Foothills Hospital, and quick access to the downtown core, this site is ideal for attracting a diverse tenant profile. Parkdale's vibrant lifestyle amenities, parks, and proximity to the University of Calgary make this an exceptional addition to any investment portfolio. A rare opportunity to secure a brand-new, multi-unit inner-city asset with significant value growth potential in one of Calgary's premier neighbourhoods.

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