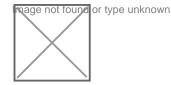


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3407 3 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 33047

MLS ID: A2272892

\$7,999,999



- △ GENE YAMADA
- **(403)** 714-5325
- Royal LePage Solutions
- 3407 3 Avenue NW, Calgary , Alberta T2N0M4

Transaction Type

For Sale

Days On Market

Zoning R-CG

Subdivision

Parkdale

Building Type
Condo Complex

Year Built

Structure Type

Townhouse

Property Type

2025

Property Sub Type

Construction Type

Commercial

Multi Family

Legal Plan

2573GE

Building Area (Sq. Ft.)

Building Area (Sq. M.)

14239.00

1322.84

Lot Size (Sq. Ft.)

8525

Roof

Lot Size (Acres)

Composite Siding

0.20

Cooling

Heating

Asphalt Shingle

Shingle Central Air

High Efficiency, Natural Gas

Inclusions

12 refrigerators, 12 stoves, 12

dishwashers, 12 washer, dryers, garage

door openers and fobs

Restrictions

None Known

Reports

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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