

3407 3 Avenue NW  
Calgary, Alberta

MLS # A2272892



## \$7,999,999

|           |                         |        |                  |
|-----------|-------------------------|--------|------------------|
| Division: | Parkdale                |        |                  |
| Type:     | Commercial/Multi Family |        |                  |
| Style:    | -                       |        |                  |
| Size:     | 14,239 sq.ft.           | Age:   | 2025 (1 yrs old) |
| Beds:     | -                       | Baths: | -                |
| Garage:   | -                       |        |                  |
| Lot Size: | 0.20 Acre               |        |                  |
| Lot Feat: | -                       |        |                  |

|             |                              |            |      |
|-------------|------------------------------|------------|------|
| Heating:    | High Efficiency, Natural Gas | Bldg Name: | -    |
| Floors:     | -                            | Water:     | -    |
| Roof:       | Asphalt Shingle              | Sewer:     | -    |
| Basement:   | -                            | LLD:       | -    |
| Exterior:   | Composite Siding             | Zoning:    | R-CG |
| Foundation: | -                            | Utilities: | -    |
| Features:   | -                            |            |      |

**Inclusions:** 12 refrigerators, 12 stoves, 12 dishwashers, 12 washer, dryers, garage door openers and fobs

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—and;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.