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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**
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 3407 3 Avenue NW, Calgary , Alberta T2N0M4

Transaction Type For Sale	Days On Market 10	Zoning R-CG
Subdivision Parkdale	Building Type Condo Complex	Year Built 2025
Structure Type Townhouse	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 2573GE	Building Area (Sq. Ft.) 14239.00	Building Area (Sq. M.) 1322.84
Lot Size (Sq. Ft.) 8525	Lot Size (Acres) 0.20	Construction Type Composite Siding
Roof Asphalt Shingle	Cooling Central Air	Heating 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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