

\$749,900 - 9 Cottage Street Nw, Calgary

MLS® #A2256496

\$749,900

4 Bedroom, 2.00 Bathroom, 1,044 sqft
Residential on 0.15 Acres

Cambrian Heights, Calgary, Alberta

Developers and investors – this is the one you’ve been waiting for. Sitting on a 65 ft lot on a quiet inner-city street, THIS PROPERTY IS FULLY APPROVED for an 8-plex (4 townhomes each with a legal suite). Plans are complete, with DSSP approval ready within 2 weeks – you can move straight into the building phase.

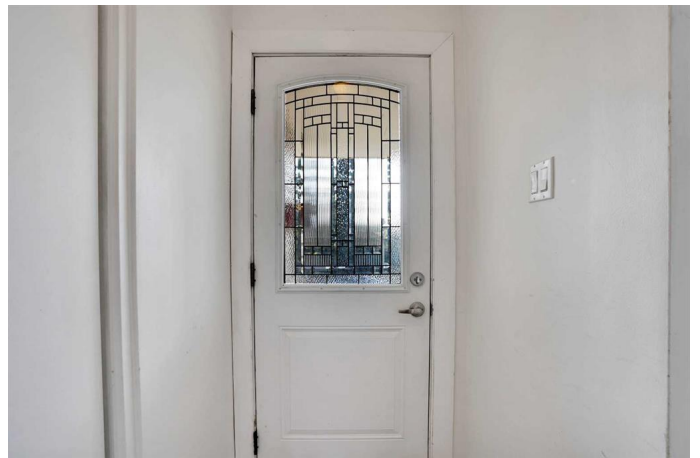
The existing detached home is in solid condition with 2 bedrooms up, 2 down, and full baths on both levels. It’s fully rentable, providing holding income while you finalize your development timeline. The structure also carries value if moved to another site.

Cambrian Heights is one of Calgary’s most desirable inner-city communities, offering quick access to downtown, major routes, schools, parks, and shopping. Demand for new multi-family housing remains strong, positioning this project for exceptional resale values and long-term rental returns.

An approved, near shovel-ready 8-plex site in a prime location – opportunities like this are rare. Don’t miss your chance to take it to market. The property owners are Licensed Real Estate Agents in the province of Alberta. Appliances are "as is"

Built in 1957

Essential Information



MLS® #	A2256496
Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.15
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9 Cottage Street Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1Y4

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Pantry
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.