4 Cheyenne Crescent NW

Calgary | Active | MLS® A2354914

$899,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1960**	**1,071.07 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by SkaiRise Realty

A closer look

Rare Investment and Redevelopment Opportunity in Charleswood

Located on a corner lot in the desirable community of Charleswood, this property offers both immediate rental income and future redevelopment potential. A bus stop is conveniently located directly in front of the property.

The existing house has been recently renovated with a new roof, flooring, paint, and some new doors. It is currently rented, and the new owner can assume the existing tenants.

The approved Development Permit is for a **four-unit row home development with four legal basement suites**, offering excellent rental-income potential and possible eligibility for the **CMHC MLI Select Program**. Buyers may purchase the property with the Development Permit or enter into a contract with the seller to build the fourplex.

The approved Development Permit and building plans are included in the listing documents.

This is a rare opportunity to acquire a renovated rental property with a Development Permit for a four-unit row home development in Charleswood.

Please note: The Development Permit is currently under appeal.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354914
Bedrooms	5
Bathrooms	2
Year Built	1960
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0

Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,071.07 sq. ft.
Main Level Finished Area:	1,071.07 sq. ft.
Below Grade Finished Area:	1,004.23 sq. ft.
Acreage:	No
Lot Area:	5,887 sq. ft.
Lot Frontage:	85'2 7/8 "
Front Exposure:	Northwest
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	6
Year built:	1960 (Age: 66)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	9046HO
Electricity:	100 Amp Service
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Asphalt, Concrete, Stucco

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Water Supply:	Public
Sewer:	Public Sewer
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Charleswood
Appliances:	Electric Range, Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	none
Restrictions:	None Known
Main Floor	Bedroom · 10'2" × 9'8" ·
Main Floor	Bedroom · 11'1" × 10'2" ·
Main Floor	Dining Room · 8' × 6'1" ·
Main Floor	Kitchen · 10'7" × 10' ·
Main Floor	Living Room · 17'2" × 12'7" ·
Main Floor	Bedroom - Primary · 12'3" × 11'1" ·
Basement	Bedroom · 10'2" × 9'3" ·

Basement	Kitchen · 13'4" × 3' ·
Basement	Bedroom · 10'4" × 9'6" ·
Basement	Game Room · 20'11" × 14'10" ·
Basement	Furnace/Utility Room · 9'4" × 6'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Granite Counters
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Oct 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4-cheyenne-crescent-nw-calgary-a2354914/

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