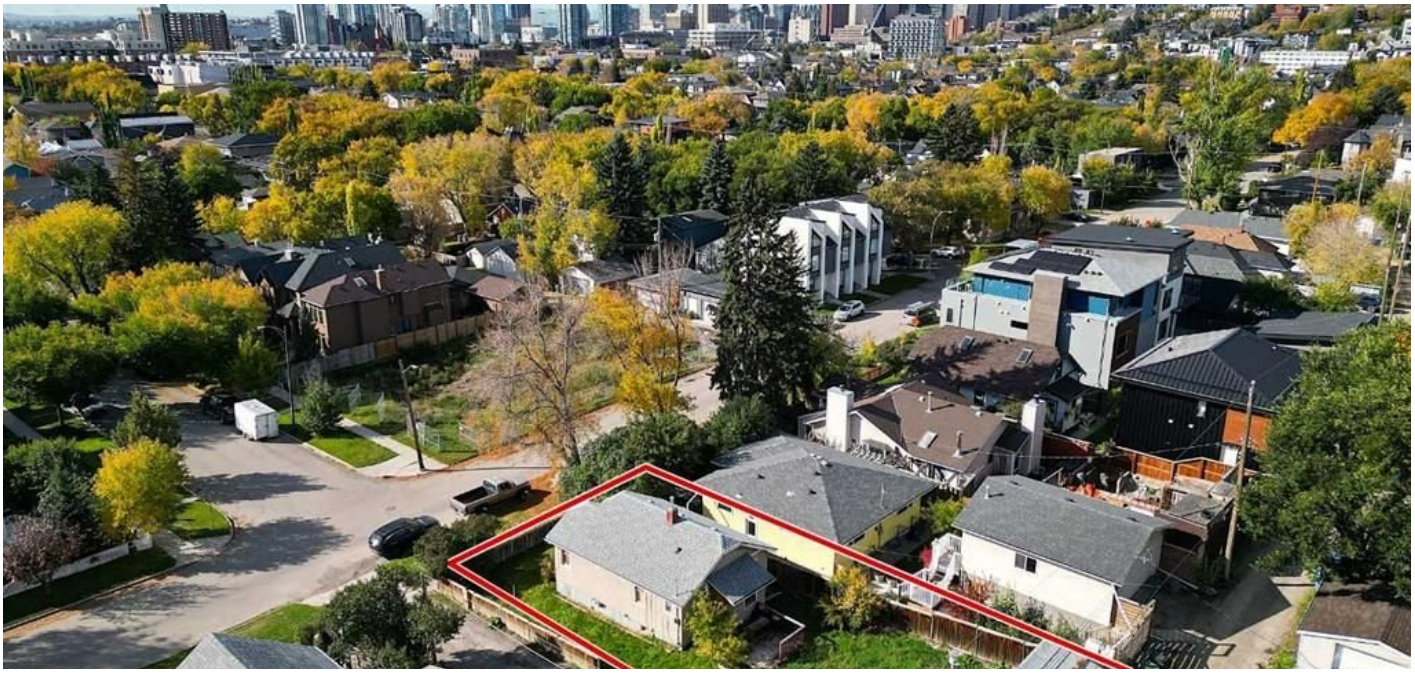
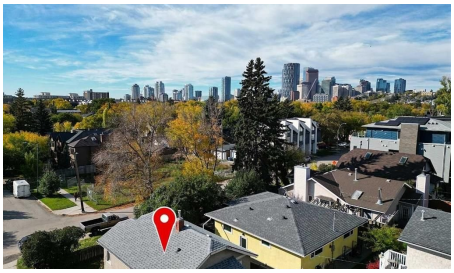
942 5 Avenue NE

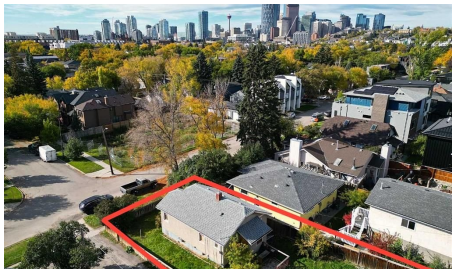
Calgary | Active | MLS® A2348198

$629,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1932**	**703 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

SCROLL DOWN TO SEE THE DRONE VIDEO FOOTAGE! BUILDER / DEVELOPER / CUSTOM HOME SITE - DEVELOPMENT PERMIT (DP) APPROVED. FULL IFC ARCHITECTURE + INTERIOR DESIGN PACKAGE COMPLETED AND AVAILABLE SEPARATELY. A full 40' x 110' Bridgeland parcel with an approved Development Permit is included with the sale. Buy the site and design your own residence or accelerate the path to construction with a fully resolved custom-home design already completed and available separately by negotiation. Award-winning Davignon Martin Architecture & Interior Design developed the existing design into an Issued for Construction (IFC) Architecture + Interior Design set, including fully detailed interior schedules and coordinated engineering. The residence is designed as three storeys over a concrete basement with a detached two-car garage, providing approximately 4,370 sq ft of developed space - 3,186 sq ft above grade plus a 1,184 sq ft basement. The program includes three bedrooms, three full and two half bathrooms, a half-floor primary retreat with an oversized walk-in closet and spa-style ensuite with freestanding tub, a sunken living room with feature fireplace, custom kitchen with 13' island, open dining area, third-floor two-person office and library, and a lower level with gym, six-person sauna, bar, cinema room and 700-bottle wine cellar. An oversized detached double garage of approximately 624 sq ft (30' x 21') has lane access from both the north and east. The signature feature is the southwest-facing rooftop patio with downtown skyline views, structurally engineered for an eight-person Beachcomber hot tub. The existing house is vacant, and the property is being marketed for land value; demolition and servicing have already been scoped. The approved DP is included with the real estate. The detailed IFC Architecture + Interior Design and consultant package is not included in the asking price and may be acquired separately, subject to applicable architect and consultant permissions. This gives a purchaser two clear paths: start fresh on a well-located inner-city site, or step into years of completed design, approvals, and consultant coordination. Buyers who want to modify the existing concept could explore alternate bedroom and bathroom configurations and/or a carriage-house suite above the garage, subject to City of Calgary approval. Priced at land value. Enjoy a prime Bridgeland location steps from neighbourhood shops and restaurants, with rooftop downtown views unavailable at street level. Watch the Multi-Video 3D Tour below to see the downtown skyline views from different heights! See attached architectural renderings of this luxury custom inner-city build. DP extended to Nov 2028!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348198
Bedrooms	2
Bathrooms	1
Year Built	1932
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	703 sq. ft.
Main Level Finished Area:	703 sq. ft.
Acreage:	No
Lot Area:	4,402 sq. ft.
Lot Frontage:	40'
Lot Details:	12.20M front 12.21M rear 33.49M east 33.48 west
Front Exposure:	South
Unit Exposure:	South
Levels:	One
Total Rooms Above Grade:	4
Year built:	1932 (Age: 94)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8150AN
Heating:	Forced Air, Natural Gas, See Remarks
Basement:	Partial, Unfinished, None

Foundation:	Block
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Alley Access, Off Street
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Bridgeland/Riverside
Appliances:	See Remarks, Gas Stove
Inclusions:	N/A
Restrictions:	Encroachment, Restrictive Covenant, See Remarks
Main Floor	Bedroom - Primary · 9' × 8'9" ·
Main Floor	Living Room · 14'3" × 10'1" ·
Main Floor	Kitchen · 11'2" × 7' ·
Main Floor	Bedroom · 9'1" × 7'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, City Lot, Corner Lot, Sloped, Views
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/942-5-avenue-ne-calgary-a2348198/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.