

PROPOSED SINGLE-DETACHED DWELLING

ISSUED FOR DEVELOPMENT PERMIT



BUILDING UNIT AREAS		
NAME	SQ.FT	SQ.M
ATTACHED GARAGE	649.62	60.35
MAIN FLOOR LIVING AREA	2001.65	185.96
TOTAL ABOVE GRADE AREA	2651.27	246.31
BASEMENT	1918.92	178.27

MUNICIPAL ADDRESS

1503 21a St N.W., Calgary, AB

LEGAL DESCRIPTION

Lot 11 ;Block: 14 ;Plan: 3091 GL

LAND USE DESIGNATION

R-CG
Residential - Grade-Oriented Infill

PARCEL AREA

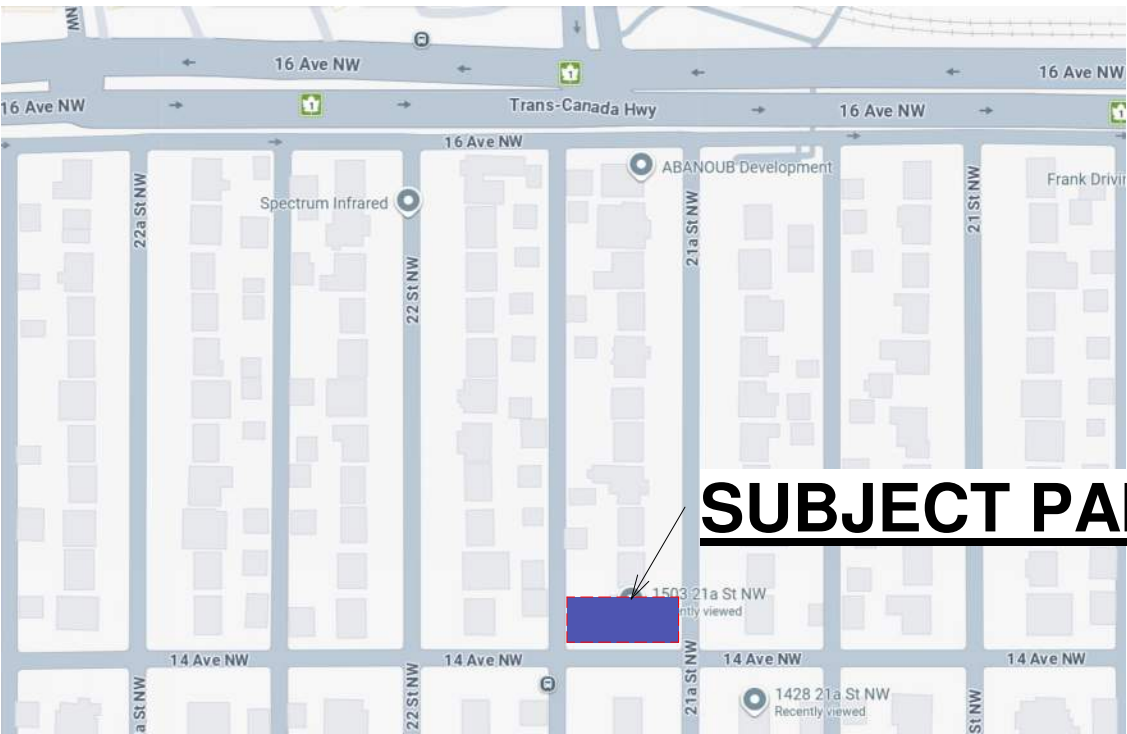
613.47m² (6603.32 ft²)

PROPOSED DENSITY

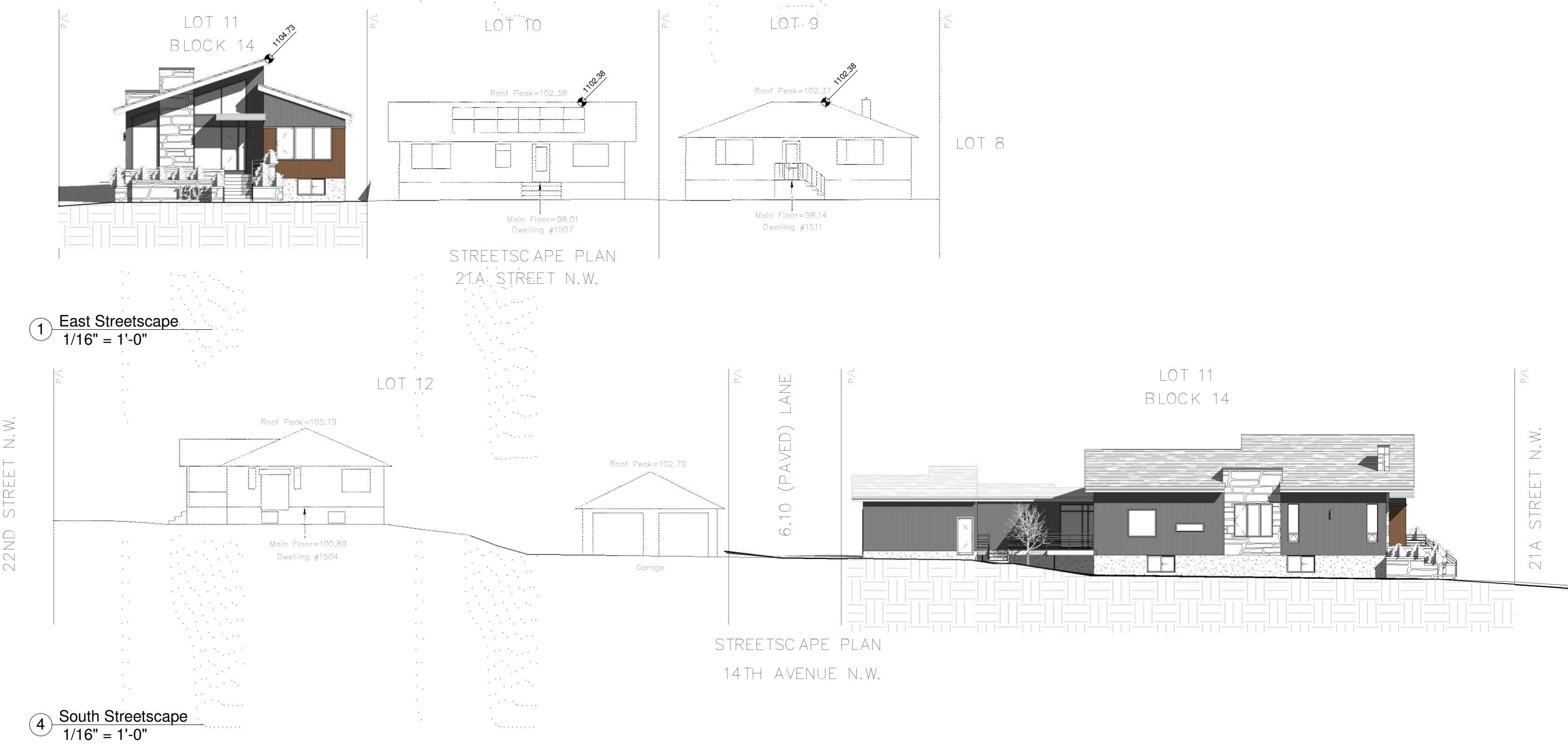
1 units / 0.0613 Ha = 16.31 U/Ha

PROPOSED COVERAGE

Allowed 45% (2971.494ft²/276.06m²)
Proposed 40.15% (2651.27ft²/246.31m²)



SUBJECT PARCEL



DATE	No.	REVISION	BY

PROJECT
Proposed Single-Detached Dwelling

1503 21A St N.W., Calgary, AB

CLIENT
Owner

PROGRESS	DP
SCALE	As indicated
DRAWN	JP
CHECKED	TB
FILE	20260405
DATE	7/17/2026 3:50:23 PM

Title Page

A001

DATE	No.	REVISION	BY

PROJECT
Proposed Single-Detached Dwelling

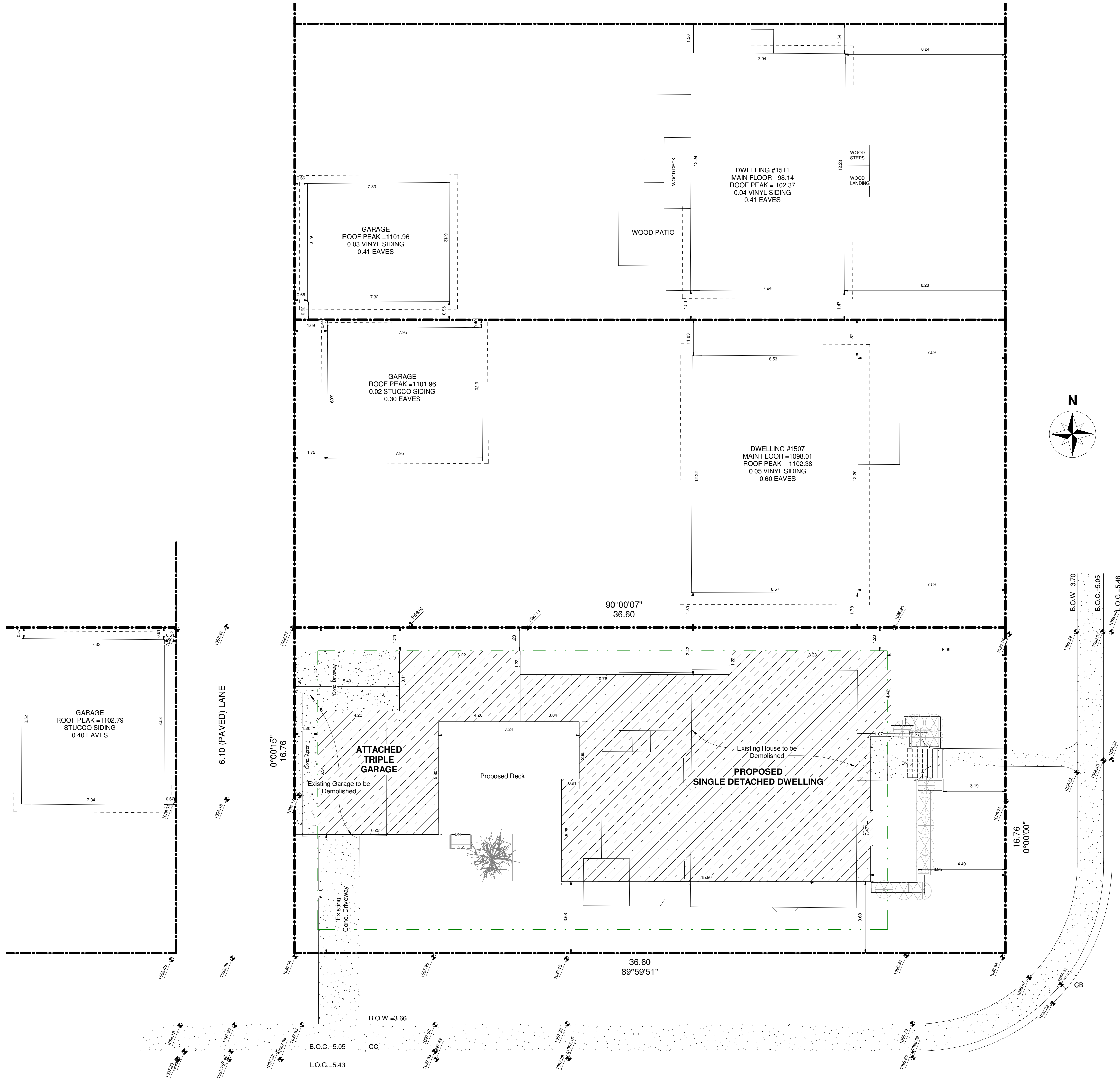
1503 21A St N.W., Calgary, AB

CLIENT
Owner

PROGRESS	DP
SCALE	1 : 100
DRAWN	JP
CHECKED	TB
FILE	20260405
DATE	7/17/2026 3:50:24 PM

Site / Block Plan

A002



MUNICIPAL ADDRESS
1503 21a St. N.W., Calgary, AB

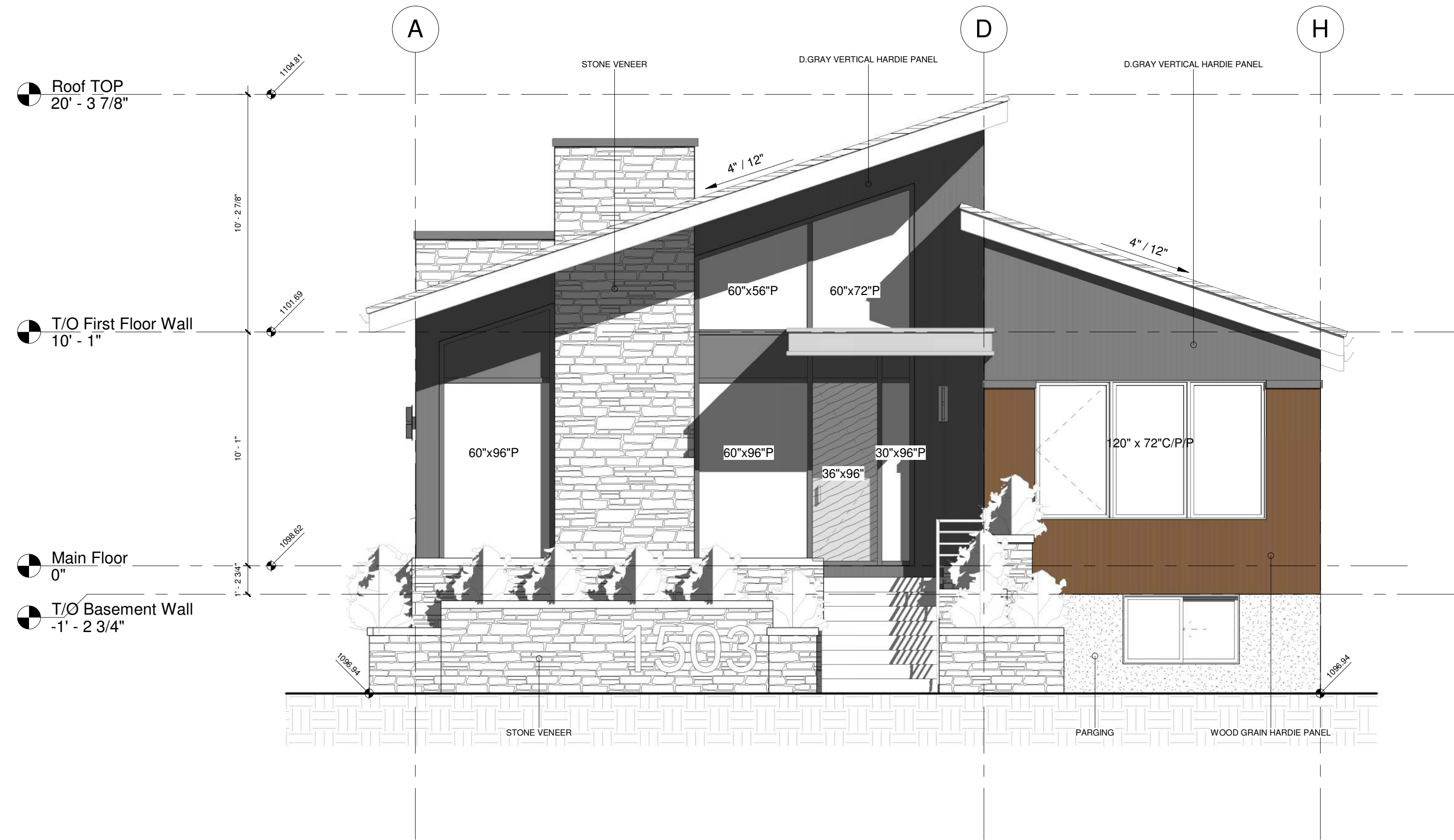
LEGAL DESCRIPTION
Lot 11 ;Block: 14 ;Plan: 3091 GL

LAND USE DESIGNATION
R-CG
Residential - Grade-Oriented Infill

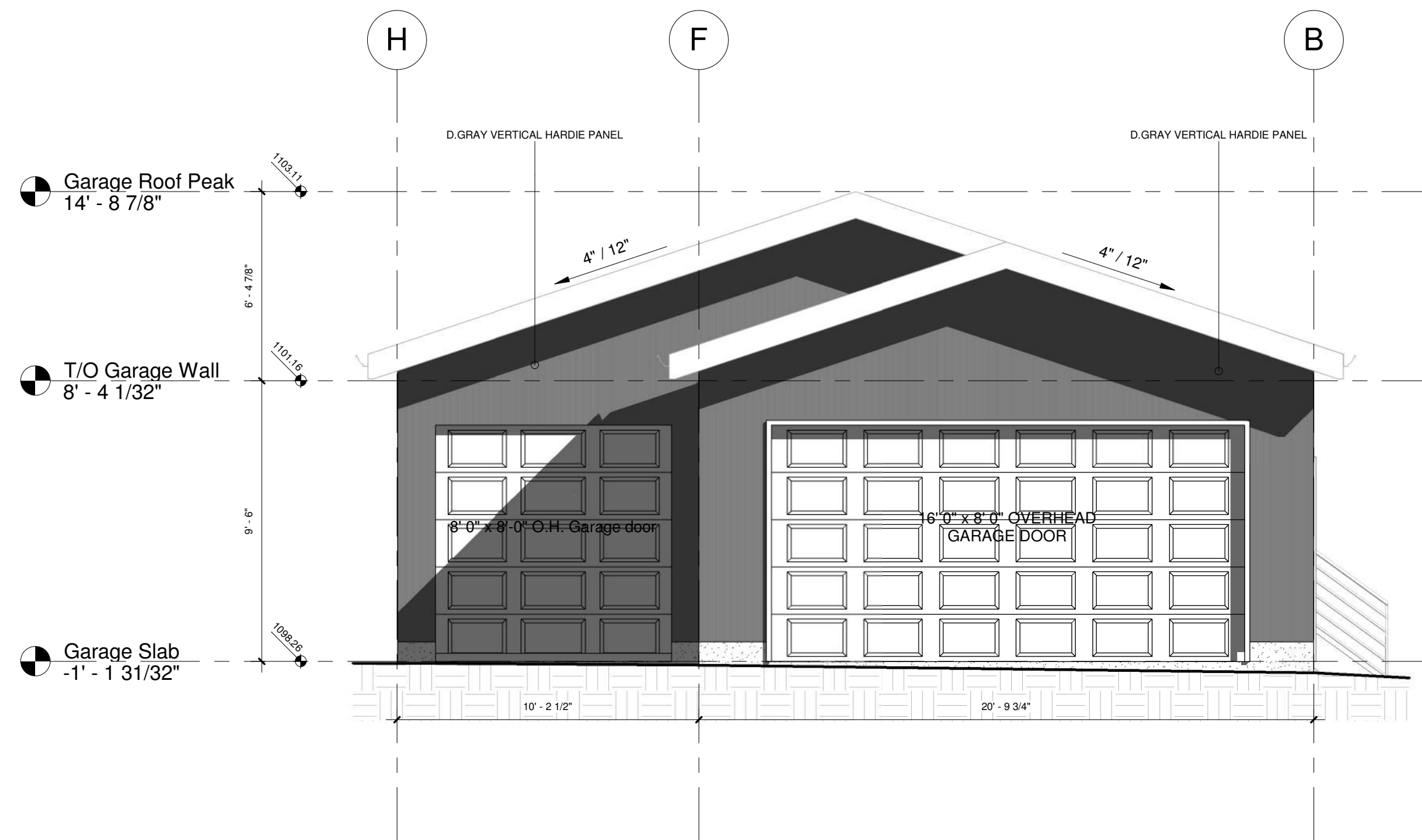
PARCEL AREA
613.47m² (6603.32 ft²)

PROPOSED DENSITY
1 units / 0.0613 Ha = 16.31 U/Ha

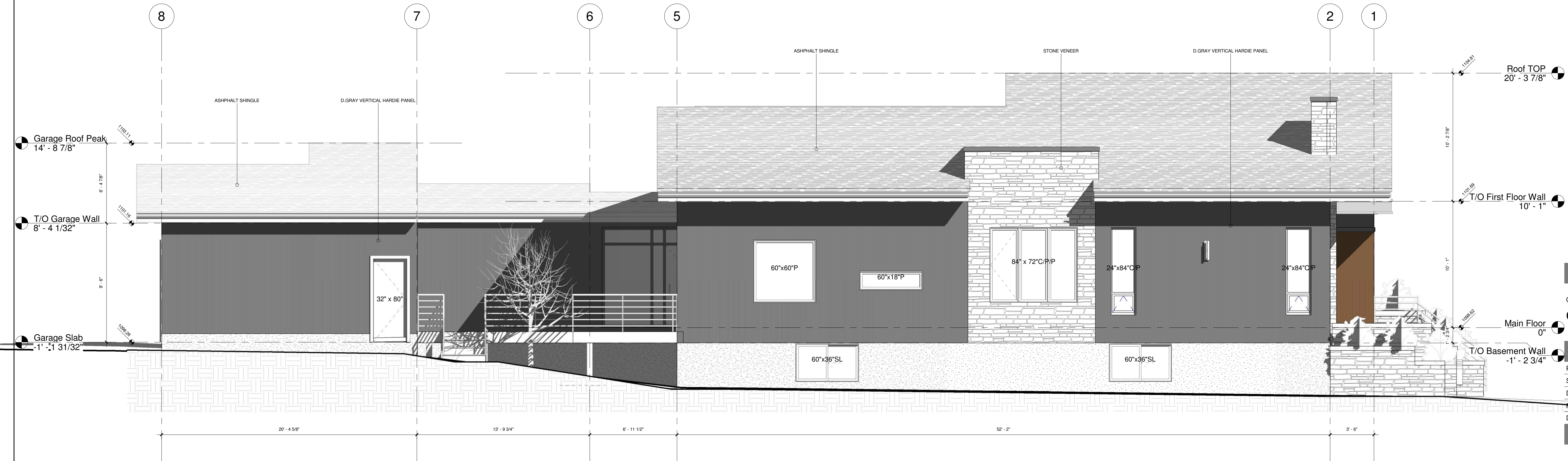
PROPOSED COVERAGE
Allowed 45% (2971.494ft²/276.06m²)
Proposed 40.15% (2651.27ft²/246.31m²)



1 East Elevation
1/4" = 1'-0"



3 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"

DATE	No.	REVISION	BY

Proposed Single-Detached Dwelling

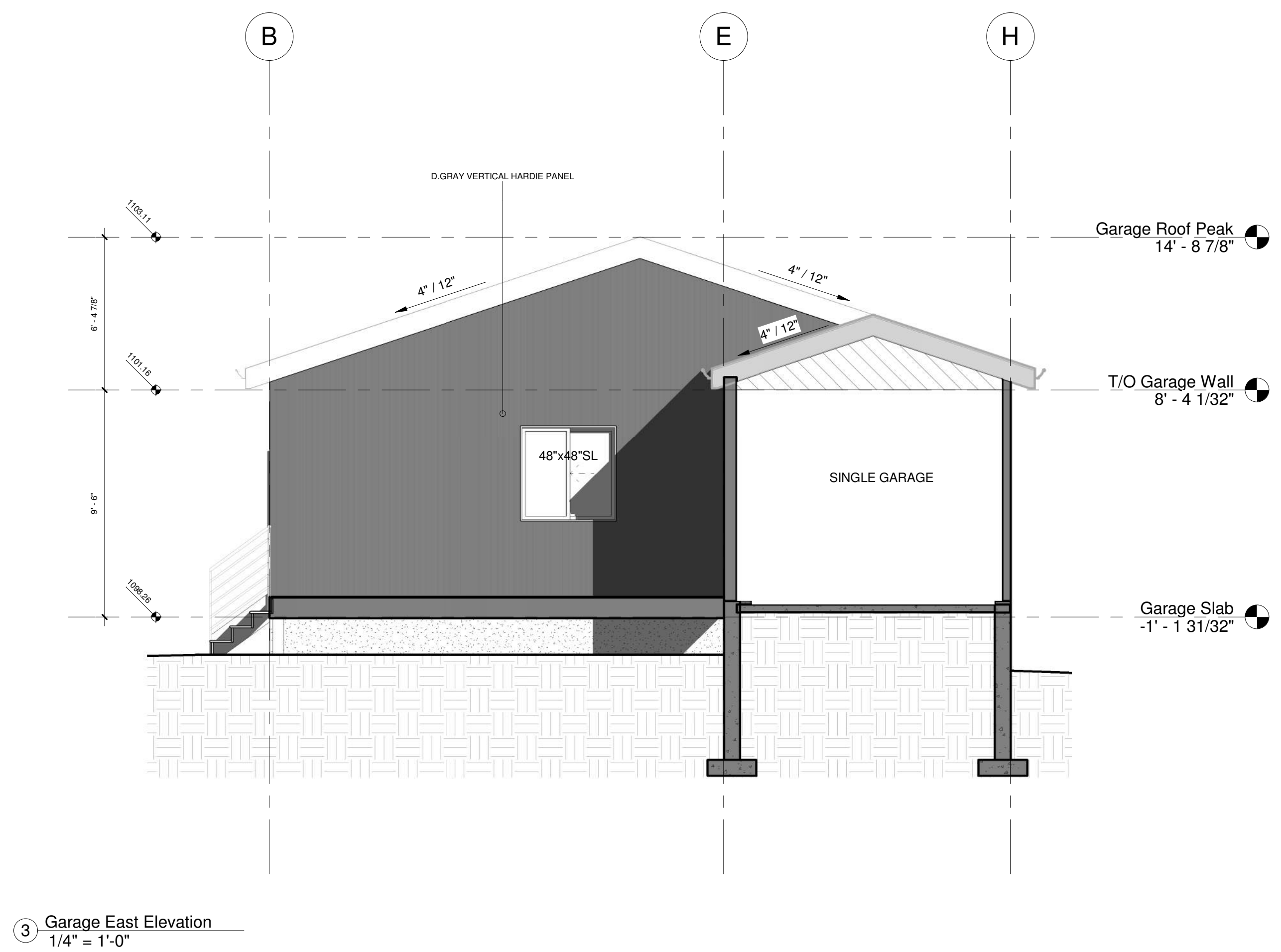
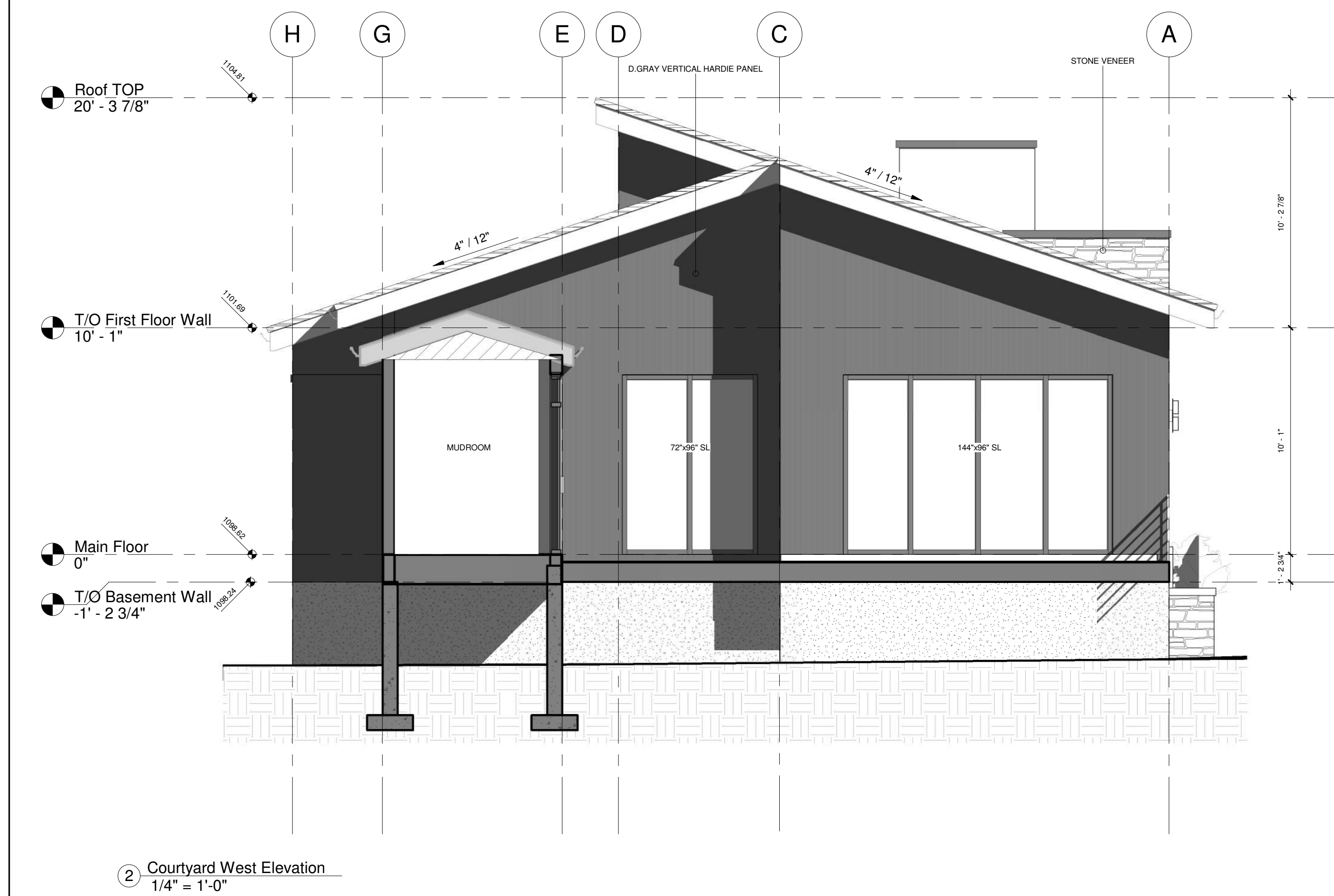
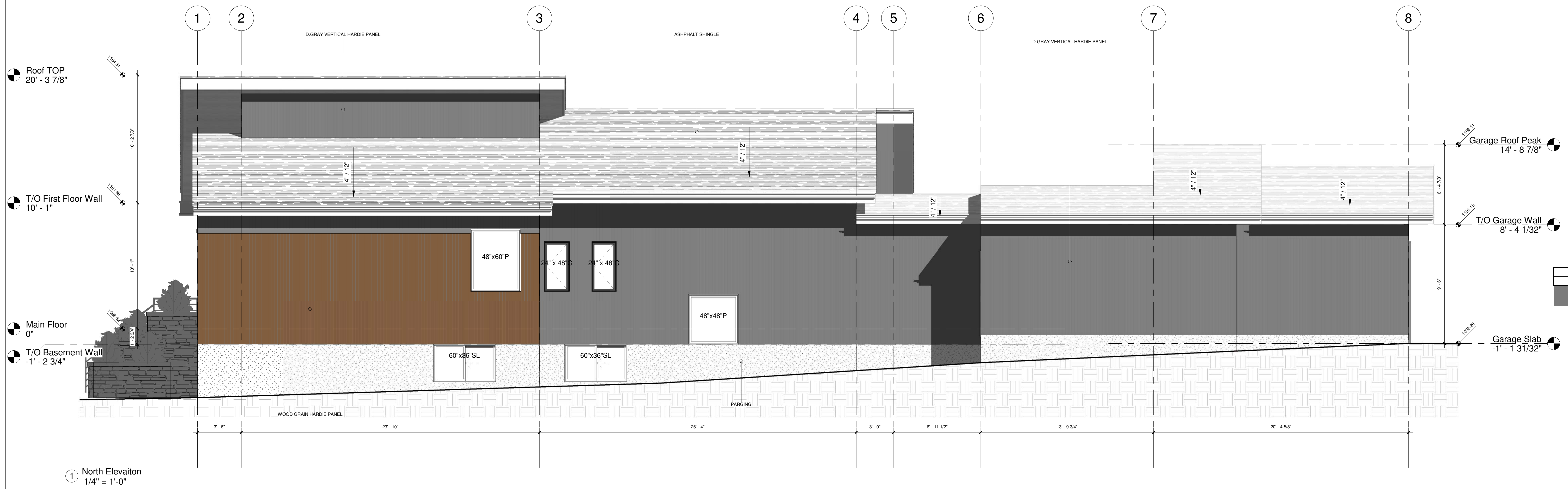
1503 21A St N.W., Calgary, AB

CLIENT
Owner

PROGRESS	DP
SCALE	1/4" = 1'-0"
DRAWN	JP
CHECKED	TB
FILE	20260405
DATE	7/17/2026 3:50:26 PM

Elevations 1

A201



DATE	No.	REVISION	BY

PROJECT
Proposed Single-Detached Dwelling

CLIENT
Owner

PROGRESS		DP	
SCALE		1/4" = 1'-0"	
DRAWN	TB	CHECKED	LM
FILE	20260405		
DATE	7/17/2026 3:50:28 PM		

Elevations 2

A202

1503 21A St N.W., Calgary, AB