

\$425,000 - 7304 Elbow Drive Sw, Calgary

MLS® #A2201107

\$425,000

0 Bedroom, 0.00 Bathroom,
Land on 0.10 Acres

Kingsland, Calgary, Alberta

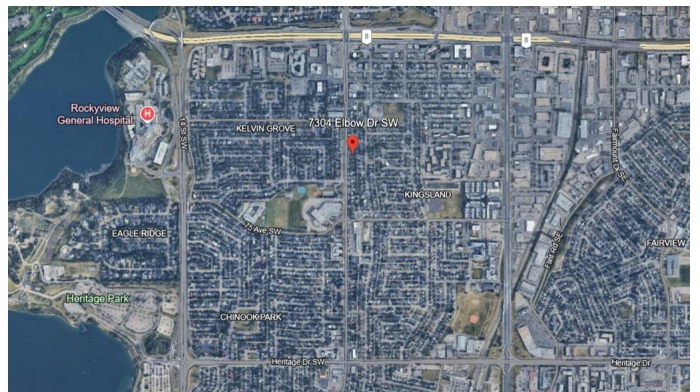
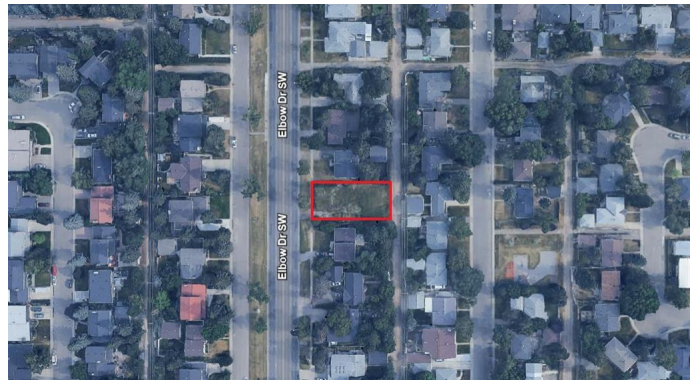
Exciting Investment Opportunity for
Developers and Investors in the Kingsland
Neighbourhood!

Presenting a prime development opportunity with TWO lots combined for an impressive 65-ft x 122-ft of land, perfectly situated in the highly desirable Kingsland area! Whether you're looking to build single-family homes with the potential for basement suites (subject to city approval) to sell or embark on a larger-scale redevelopment project, this property is ready to bring your vision to life. Take advantage of the H-GO zoning, which allows for taller 12m townhomes, and even the possibility of stacked units. With city approval, you can create 8-10 Rental units in two separate buildings, each with its own garage, and basement suites may also be permitted. This opens the door to a variety of exciting redevelopment options, ideal for multi-family housing.

In addition, CMHC MLI Select Multi-Family Financing is available, offering favorable mortgage rates, up to 50-year amortization, and extra incentives for purpose-built rentals (buyer to confirm details with CMHC).

The property is ready for immediate development â€” demolition has already been completed, saving you both time and costs. This is an exceptional opportunity to get a head start on your next big project!

Both 7302 & 7403 Elbow Drive SW must be included in the sale, so don't miss out on this incredible chance to transform these lots



into a lucrative investment!

Contact us today to discuss the possibilities
and make this property your next big project!

Essential Information

MLS® #	A2201107
Price	\$425,000
Bathrooms	0.00
Acres	0.10
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	7304 Elbow Drive Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1K1

Additional Information

Date Listed	March 10th, 2025
Days on Market	52
Zoning	H-GO

Listing Details

Listing Office	MaxWell Capital Realty
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