

\$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 – 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 | 24 |
| Zoning | H-GO |

Listing Details

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|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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