



2017 7 Avenue Calgary Alberta

\$699,999

Prime Redevelopment Opportunity in West Hillhurst - Investor Alert! Address: 2017 7 Ave NW, Calgary, AB Lot Size: (26x130 Actual) Equivalent of 30' x 130' with approved Zero lot line Community: West Hillhurst An exclusive opportunity awaits in the sought-after community of West Hillhurst! This fully approved redevelopment lot is primed and ready for an investor or builder looking to capitalize on a premier inner-city location. This listing isn't just land—it includes full architectural plans for a beautifully designed single family home with a legal basement suite, ready for future development on this prime R-CG lot in West Hillhurst.

Main Dwelling Features:

- 4 spacious bedrooms (3 up, 1 down)
- 3.5 bathrooms
- Open-concept main floor with large kitchen, dedicated dining area, cozy living room, and flex space for a home office or library
- Mudroom with built-ins and a private rear deck
- Upper level with 3 well-sized bedrooms, laundry, and a luxurious primary suite with walk-in closet and ensuite
- Basement level includes a fourth bedroom with its own full bath (outside of the suite)

Legal Basement Suite:

- 2 bedrooms
- 1 full bathroom
- Separate entrance, laundry, and open kitchen/living area

Great income potential or multigenerational living setup. The layout is functional, stylish, and thoughtfully designed to maximize space and light—perfect for families or investors looking to build and rent in one of Calgary's most sought-after inner-city neighbourhoods.

Subdivision Approved - The lot is prepped for immediate development.

Building Permit-Ready Plans - Development plans for a stunning Single-Family home are included.

DSSP Approved - Streamlining the process to get started immediately. All Preliminary Work is Done - Demolition, asbestos testing, and required approvals are already completed! This turnkey development opportunity takes the headache out of the process—simply obtain the Buildin...

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

<http://www.richpoint.ca/>



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