



603 101 Avenue Calgary Alberta

\$979,900

RARE DEVELOPMENT OPPORTUNITY - DP SUBMITTED FOR 10 UNITS | OVERSIZED H-GO CORNER LOT IN SOUTHWOOD Attention builders and developers: here's your chance to secure a prime, fully prepped development site in the well-established and transit-connected community of Southwood. Located at 603 101 Avenue SW, this oversized corner lot is zoned H-GO (Housing - Grade-Oriented) and comes with a Development Permit already submitted to the City for a 10-unit multifamily project. Full building plans are available upon request, making this a true turnkey opportunity for seasoned developers. Strategically located just steps from Southland LRT Station, the site offers quick, car-free access to downtown and other key areas of the city. Nearby major routes--MacLeod Trail, Anderson Road, and Elbow Drive--ensure fast connectivity to employment hubs, post-secondary institutions, and retail districts. Surrounding amenities significantly enhance the project's livability and long-term value. Just minutes away you'll find Southcentre Mall, Willow Park Village, Real Canadian Superstore, and the Trico Centre for Family Wellness. Families will appreciate the proximity to reputable schools including Lord Beaverbrook High School, Ethel M. Johnson School, and St. Stephen School. Outdoor enthusiasts will enjoy nearby access to Fish Creek Park, Maple Ridge Golf Course, and the Fish Creek Library. With strong market fundamentals, supportive zoning, and city infrastructure already in place, this site is ideally positioned for infill success in a high-demand corridor. Whether held for long-term rental or built for resale, the investment case here is clear. Contact us today for access to building plans and DP documents--rare opportunities like this don't last. (id:6769)

Family room 21.58 Ft x 10.58 Ft

Furnace 6.67 Ft x 5.25 Ft

Bedroom 11.92 Ft x 10.67 Ft

4pc Bathroom 10.75 Ft x 5.08 Ft

Storage 15.17 Ft x 11.17 Ft

Living room 19.00 Ft x 11.42 Ft

Eat in kitchen 13.92 Ft x 11.42 Ft

Primary Bedroom 12.42 Ft x 11.42 Ft

Bedroom 11.75 Ft x 8.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



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