



## 7010 11 Avenue Calgary Alberta

\$6,995,000

A unique opportunity for developers, builders, and long-term investors--this ~5.1 acre land assembly in Coach Hill offers a rare combination of location, scale, and flexibility within Calgary's established southwest. Comprising two titled parcels--7010 11 Avenue SW (4.76 acres, DC 12Z96) and 6789 Coach Hill Road SW (0.33 acres, S-FUD)--the site is ideally positioned at the corner of 69 Street SW and Coach Hill Road SW with additional frontage along 11 Avenue SW, enabling multiple access points and efficient subdivision potential. The property is designated for residential use under the City's Municipal Development Plan and is currently zoned Direct Control with a Special Purpose Future Urban Development overlay. Full municipal services are assumed available and capable of supporting a future residential community, subject to City approvals. Located in an amenity-rich and well-established community, this site sits just minutes from Bow Trail and Old Banff Coach Road, providing excellent connectivity to downtown Calgary, West Springs, and the nearby 69 Street LRT Station. With few large-scale residential redevelopment sites remaining inside the ring road, this land offers a timely opportunity to meet ongoing housing demand in a west Calgary location known for its mature trees, walkable parks, and top-tier schools including Calgary French & International School and Webber Academy. In addition to the future development potential, the site is improved with a well-maintained residential dwelling, with multiple outbuildings presenting an interim income strategy. The existing home may support short- or medium-term rental revenue or serve as a holding property for phased redevelopment. The property has been priced as land only, with no value assigned to the current improvements; however, the functional home offers flexibility for those seeking to generate yield while finaliz...

Laundry room 22.17 Ft x 10.83 Ft

Storage 20.67 Ft x 16.83 Ft

Storage 42.08 Ft x 14.67 Ft

Storage 21.17 Ft x 10.67 Ft

Furnace 17.42 Ft x 10.67 Ft

Living room 17.83 Ft x 17.75 Ft

Other 12.08 Ft x 9.83 Ft

Foyer 17.83 Ft x 8.33 Ft

Storage 10.50 Ft x 6.92 Ft

Sunroom 15.83 Ft x 8.83 Ft

Primary Bedroom 22.33 Ft x 18.00 Ft

Other 14.08 Ft x 7.92 Ft

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Listing Presented By:



Originally Listed by:  
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Kitchen16.17 Ft x 15.25 Ft

Dining room21.83 Ft x 19.92 Ft

Pantry9.58 Ft x 5.75 Ft

Den15.58 Ft x 15.50 Ft

5pc Bathroom15.08 Ft x 9.58 Ft

Bedroom14.08 Ft x 10.00 Ft

3pc Bathroom8.58 Ft x 4.92 Ft