

7331 Keewatin Street Calgary Alberta

$1,200,000

Prime Inner-City Land Assembly with Conditional DP Approval!Exceptional redevelopment opportunity in the highly desirable community of Kelvin Grove. 7331 Keewatin Street SW and the neighboring property at 904 73 Avenue SW must be purchased together--no separate sales. Together, these two H-GO zoned parcels present a rare chance to secure a fully planned townhouse development site in one of Calgary's most established southwest communities.The proposed redevelopment has already achieved significant milestones, including Conditional Development Permit (DP) Approval and DSSP approvals, allowing a purchaser to substantially reduce planning timelines and move closer to construction. The approved concept is for 20 modern townhomes (10 units on each parcel), making this a true shovel-ready opportunity for builders and developers.The existing home at 7331 Keewatin Street SW is a well-maintained, extensively updated two-storey residence offering over 2,700 sq. ft. of developed living space with 5 bedrooms, providing excellent holding income potential while final development preparations are completed.Located just steps from schools, parks, transit, Chinook Centre and major transportation routes, this site combines an outstanding inner-city location with strong long-term redevelopment potential. Opportunities with conditional DP approval and H-GO zoning in mature southwest Calgary communities are increasingly rare.Both properties are offered together as one land assembly. No individual sales will be considered. (id:6769)

Bedroom 3.58 M x 3.38 M

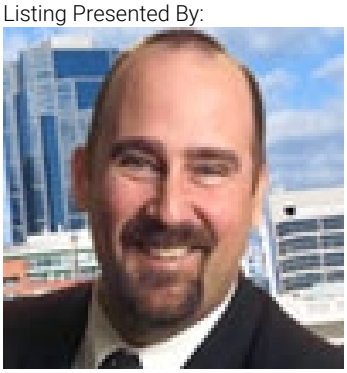
Bedroom 4.19 M x 2.69 M

Bedroom 3.38 M x 3.00 M

Primary Bedroom 4.39 M x 4.09 M

5pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
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