

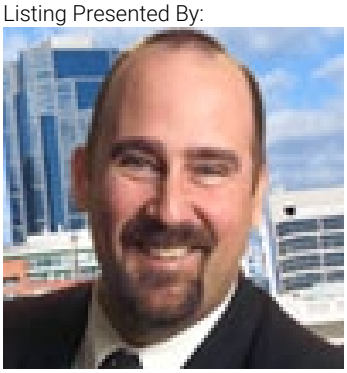
904 73 Avenue Calgary Alberta

$1,200,000

This H-GO zoned corner property offers an outstanding opportunity for builders, developers, and investors looking to secure a premium redevelopment site in one of Calgary's most sought-after southwest communities. Together with the adjacent property, the land assembly has already achieved Conditional Development Permit (DP) Approval and approved DSSPs for a thoughtfully designed 20-unit townhouse development (10 units on each parcel), significantly reducing development timelines.Situated on a highly visible corner lot directly across from a beautiful community park and within walking distance of schools, including a nearby high school, this location offers the perfect balance of convenience, recreation, and future market appeal. Chinook Centre, public transit, major roadways, and downtown Calgary are all just minutes away.The existing well-maintained bi-level home provides excellent holding or rental income potential while development plans are finalized, making this an attractive investment with immediate and long-term value.Development opportunities with H-GO zoning, conditional DP approval, and an established southwest Calgary location are increasingly difficult to find. Don't miss this rare opportunity to acquire a high-quality land assembly in Kelvin Grove.Both properties must be purchased together with the next door property. No individual sales will be considered. (id:6769)

Bedroom 3.40 M x 3.60 M
Bedroom 4.00 M x 3.20 M
Bedroom 4.10 M x 3.40 M
Bedroom 3.30 M x 3.20 M
4pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:
MaxWell Polaris

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca