

\$425,000 - 7304 Elbow Drive Sw, Calgary

MLS® #A2201107

\$425,000

0 Bedroom, 0.00 Bathroom,
Land on 0.10 Acres

Kingsland, Calgary, Alberta

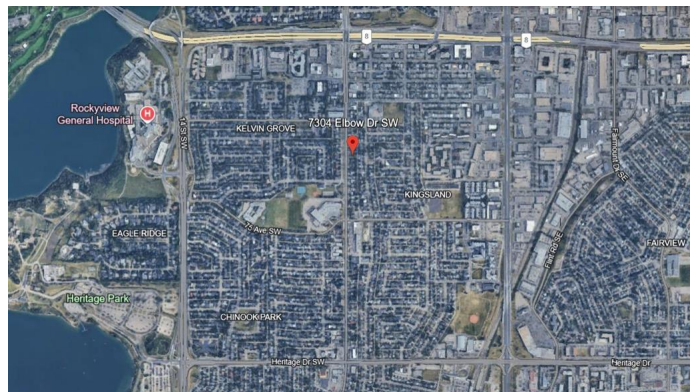
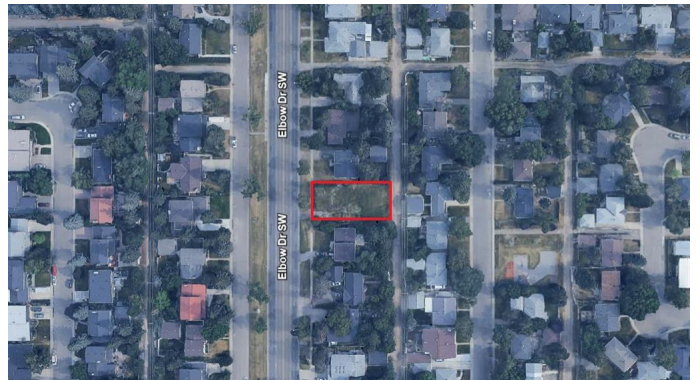
Exciting Investment Opportunity for
Developers and Investors in the Kingsland
Neighbourhood!

Presenting a prime development opportunity
with TWO lots combined for an impressive
65-ft x 122-ft of land, perfectly situated in the
highly desirable Kingsland area! Whether
you're looking to build single-family homes
with the potential for basement suites (subject
to city approval) to sell or embark on a
larger-scale redevelopment project, this
property is ready to bring your vision to life.
Take advantage of the H-GO zoning, which
allows for taller 12m townhomes, and even the
possibility of stacked units. With city approval,
you can create 8-10 Rental units in two
separate buildings, each with its own garage,
and basement suites may also be permitted.
This opens the door to a variety of exciting
redevelopment options, ideal for multi-family
housing.

In addition, CMHC MLI Select Multi-Family
Financing is available, offering favorable
mortgage rates, up to 50-year amortization,
and extra incentives for purpose-built rentals
(buyer to confirm details with CMHC).

The property is ready for immediate
development – demolition has already been
completed, saving you both time and costs.
This is an exceptional opportunity to get a
head start on your next big project!

Both 7302 & 7403 Elbow Drive SW must be
included in the sale, so don't miss out on
this incredible chance to transform these lots



into a lucrative investment!

Contact us today to discuss the possibilities
and make this property your next big project!

Essential Information

MLS® #	A2201107
Price	\$425,000
Bathrooms	0.00
Acres	0.10
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	7304 Elbow Drive Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1K1

Additional Information

Date Listed	March 10th, 2025
Days on Market	50
Zoning	H-GO

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.