

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

MLS® #A2201107

**\$425,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.10 Acres

Kingsland, Calgary, Alberta

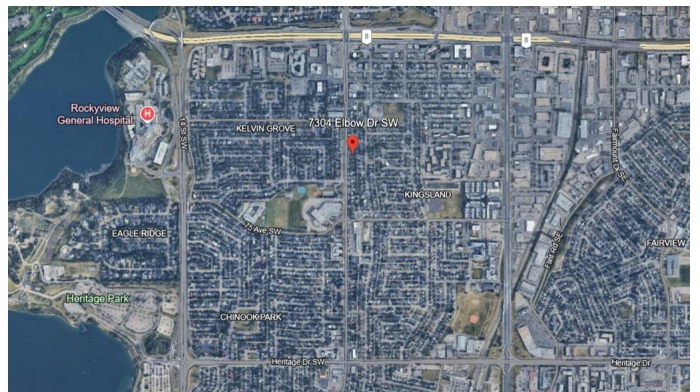
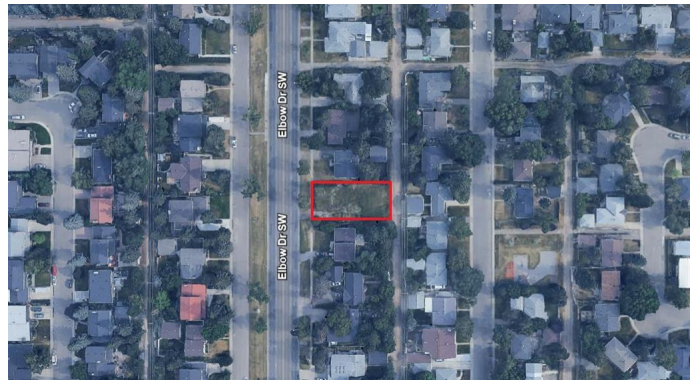
Exciting Investment Opportunity for  
Developers and Investors in the Kingsland  
Neighbourhood!

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 â€” 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 | 53               |
| Zoning         | H-GO             |

### Listing Details

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

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