

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

MLS® #A2201107

**\$425,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.10 Acres

Kingsland, Calgary, Alberta

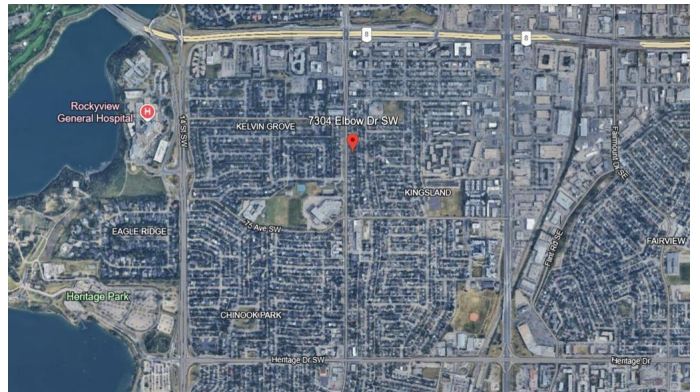
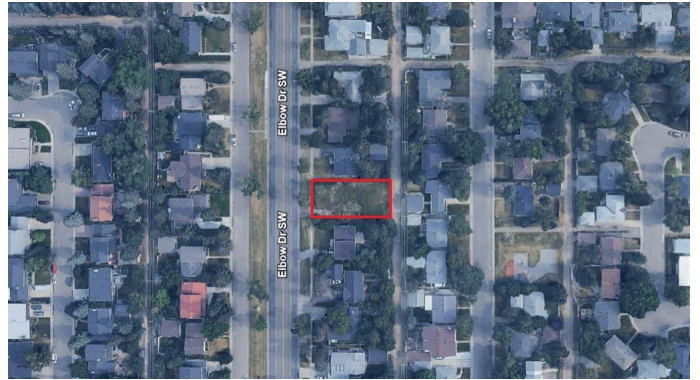
Exciting Investment Opportunity for  
Developers and Investors in the Kingsland  
Neighbourhood!

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	40
Zoning	H-GO

### Listing Details

Listing Office	MaxWell Capital Realty
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