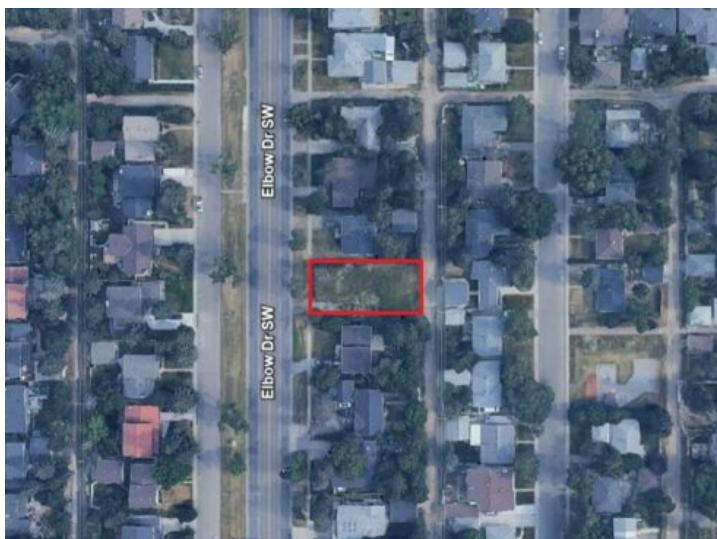


7304 Elbow Drive SW
Calgary, Alberta

MLS # A2201107



\$425,000

Division: Kingsland

Lot Size: 0.10 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: H-GO

Water: -

Sewer: -

Utilities: -

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!