



GRASSROOTS
REALTY GROUP

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1813 7 Street SW
Calgary, Alberta

MLS # A2321179



\$1,099,000

Division: Lower Mount Royal

Lot Size: 0.01 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: M-C2

Water: -

Sewer: -

Utilities: -

Exceptional development opportunity in the heart of Lower Mount Royal. This rare M-C2–zoned offering sits on a large, level L-shaped lot with approximately 39'5" of frontage along 7 Street SW, wrapping around the neighbouring property to provide an additional 24' of width along the side alley—an ideal configuration for design versatility and multiple building options. Land only; the previous structure has been removed, creating a true blank canvas for a custom luxury residence or a standout multi-unit development. The west-facing backyard offers beautiful natural light and the potential for a quiet, private outdoor retreat. All of this is set within one of Calgary’s most walkable and vibrant communities—Lower Mount Royal—just steps from the boutiques and cafés of 17th Avenue, trendy restaurants, groceries, and transit. Enjoy easy access to the MNP Community & Sport Centre, nearby parks, tennis courts, and scenic pathways for an active, healthy lifestyle. A prime inner-city location with outstanding redevelopment potential for builders, architects, or visionaries looking to create something remarkable.