



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**7103 7 Street SW
Calgary, Alberta**

MLS # A2327324

\$1,269,000



Division: Kingsland

Lot Size: 0.15 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: M-CG

Water: -

Sewer: -

Utilities: -

Exceptional turnkey development opportunity in the highly desirable Chinook community! Development Permit (DP) is approved and all levies have been paid, allowing construction to begin immediately. The approved plans include a modern 4-plex with 4 legal secondary suites (8 total residential units), complete with detached garages and contemporary architecture. Ideally located directly across from a school and right behind the 7-Eleven convenience store, this prime inner-city site offers outstanding convenience with quick access to transit, shopping, parks, and major roadways. A rare shovel-ready investment opportunity for builders and investors seeking a premium multi-family project in Southwest Calgary. Disclosure - Seller has an interest in the property.