



GRASSROOTS
REALTY GROUP

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7331 Keewatin Street SW
Calgary, Alberta

MLS # A2333270



\$1,200,000

Division:	Kelvin Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,947 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H-Go
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, See Remarks		

Inclusions: n/a

Prime Inner-City Land Assembly with Conditional DP Approval! Exceptional redevelopment opportunity in the highly desirable community of Kelvin Grove. 7331 Keewatin Street SW and the neighboring property at 904 73 Avenue SW must be purchased together—no separate sales. Together, these two H-GO zoned parcels present a rare chance to secure a fully planned townhouse development site in one of Calgary's most established southwest communities. The proposed redevelopment has already achieved significant milestones, including Conditional Development Permit (DP) Approval and DSSP approvals, allowing a purchaser to substantially reduce planning timelines and move closer to construction. The approved concept is for 20 modern townhomes (10 units on each parcel), making this a true shovel-ready opportunity for builders and developers. The existing home at 7331 Keewatin Street SW is a well-maintained, extensively updated two-storey residence offering over 2,700 sq. ft. of developed living space with 5 bedrooms, providing excellent holding income potential while final development preparations are completed. Located just steps from schools, parks, transit, Chinook Centre and major transportation routes, this site combines an outstanding inner-city location with strong long-term redevelopment potential. Opportunities with conditional DP approval and H-GO zoning in mature southwest Calgary communities are increasingly rare. Both properties are offered together as one land assembly. No individual sales will be considered.