

603 101 Avenue SW
Calgary, Alberta

MLS # A2215598



\$979,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1964 (61 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

*****RARE DEVELOPMENT OPPORTUNITY & DP SUBMITTED FOR 10 UNITS | OVERSIZED H-GO CORNER LOT IN SOUTHWOOD***** Attention builders and developers: here's your chance to secure a prime, fully prepped development site in the well-established and transit-connected community of Southwood. Located at 603 101 Avenue SW, this oversized corner lot is zoned H-GO (Housing & Grade-Oriented) and comes with a Development Permit already submitted to the City for a 10-unit multifamily project. Full building plans are available upon request, making this a true turnkey opportunity for seasoned developers. Strategically located just steps from Southland LRT Station, the site offers quick, car-free access to downtown and other key areas of the city. Nearby major routes—MacLeod Trail, Anderson Road, and Elbow Drive—ensure fast connectivity to employment hubs, post-secondary institutions, and retail districts. Surrounding amenities significantly enhance the project's livability and long-term value. Just minutes away you'll find Southcentre Mall, Willow Park Village, Real Canadian Superstore, and the Trico Centre for Family Wellness. Families will appreciate the proximity to reputable schools including Lord Beaverbrook High School, Ethel M. Johnson School, and St. Stephen School. Outdoor enthusiasts will enjoy nearby access to Fish Creek Park, Maple Ridge Golf Course, and the Fish Creek Library. With strong market fundamentals, supportive zoning, and city infrastructure already in place, this site is ideally positioned for infill success in a high-demand corridor. Whether held for long-term rental or built for resale, the investment case here is clear. Contact us today for access to building plans and DP documents—rare opportunities like this don't last.