

# \$699,999 - 2017 7 Avenue Nw, Calgary

MLS® #A2208557

**\$699,999**

0 Bedroom, 0.00 Bathroom,  
Land on 0.08 Acres

West Hillhurst, Calgary, Alberta

Prime Redevelopment Opportunity in West Hillhurst – Investor Alert!

Address: 2017 7 Ave NW, Calgary, AB

Lot Size: (26x130Actual) Equivalent of 30' x 130' with approved Zero lot line

Community: West Hillhurst

An exclusive opportunity awaits in the sought-after community of West Hillhurst! This fully approved redevelopment lot is primed and ready for an investor or builder looking to capitalize on a premier inner-city location. This listing isn't just land—it includes full architectural plans for a beautifully designed single family home with a legal basement suite, ready for future development on this prime R-CG lot in West Hillhurst.

Main Dwelling Features:

• 4 spacious bedrooms (3 up, 1 down)

• 3.5 bathrooms

• Open-concept main floor with large kitchen, dedicated dining area, cozy living room, and flex space for a home office or library

• Mudroom with built-ins and a private rear deck

• Upper level with 3 well-sized bedrooms, laundry, and a luxurious primary suite with walk-in closet and ensuite

• Basement level includes a fourth bedroom with its own full bath (outside of the suite)

Legal Basement Suite:

• 2 bedrooms



â€¢1 full bathroom

â€¢Separate entrance, laundry, and open kitchen/living area

Great income potential or multigenerational living setup

The layout is functional, stylish, and thoughtfully designed to maximize space and lightâ€”perfect for families or investors looking to build and rent in one of Calgaryâ€™s most sought-after inner-city neighbourhoods.

Subdivision Approved â€” The lot is prepped for immediate development.

Building Permit-Ready Plans â€” Development plans for a stunning Single-Family home are included.

DSSP Approved â€” Streamlining the process to get started immediately.

All Preliminary Work is Done â€” Demolition, asbestos testing, and required approvals are already completed!

This turnkey development opportunity takes the headache out of the processâ€”simply obtain the Building Permit and home warranty, and you're ready to break ground on a high-value build.

West Hillhurst offers exceptional resale potential with its proximity to downtown, schools, parks, and the Bow River pathway system. The demand for custom-built homes in this prime neighborhood continues to growâ€”don't miss out!

Contact us today to secure this exceptional investment before it's gone!

## Essential Information

MLS® #	A2208557
Price	\$699,999
Bathrooms	0.00

Acres	0.08
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	2017 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0Z7

### Additional Information

Date Listed	April 16th, 2025
Days on Market	15
Zoning	R-CG

### Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

