

# \$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	3
Zoning	R-CG

### Listing Details

Listing Office	Coldwell Banker Mountain Central
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