1813 7 Street SW

Calgary | Active | MLS® A2321179

$1,099,000



Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Exceptional development opportunity in the heart of Lower Mount Royal. This rare M-C2-zoned offering sits on a large, level L-shaped lot with approximately 39'5" of frontage along 7 Street SW, wrapping around the neighbouring property to provide an additional 24' of width along the side alley-an ideal configuration for design versatility and multiple building options. Land only; the previous structure has been removed, creating a true blank canvas for a custom luxury residence or a standout multi-unit development.

The west-facing backyard offers beautiful natural light and the potential for a quiet, private outdoor retreat. All of this is set within one of Calgary's most walkable and vibrant communities-Lower Mount Royal-just steps from the boutiques and cafés of 17th Avenue, trendy restaurants, groceries, and transit. Enjoy easy access to the MNP Community & Sport Centre, nearby parks, tennis courts, and scenic pathways for an active, healthy lifestyle.

A prime inner-city location with outstanding redevelopment potential for builders, architects, or visionaries looking to create something remarkable.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2321179
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	363 sq. ft.
Bathrooms:	- (Full:-, Half:-)
Plan:	4453L
Ensuite:	No
Garage:	No
City Quadrant:	Southwest
Community:	Lower Mount Royal
Inclusions:	None

Restrictions:	None Known
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Access To Property:	Direct Access
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Jun 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1813-7-street-sw-calgary-a2321179/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.