7331 Keewatin Street SW

Calgary | Active | MLS® A2333270

$1,200,000









Bedrooms	Bathrooms	Year Built	Living area
4	**1**	**1962**	**1,947 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Polaris

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2333270
Bedrooms	4
Bathrooms	1
Year Built	1962
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,947 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	60'½"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	4
Year built:	1962 (Age: 64)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1179JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Kelvin Grove
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	None Known
Upper Level	Bedroom · 11'9" × 11'1" ·
Upper Level	Bedroom · 13'9" × 8'10" ·
Upper Level	Bedroom · 11'1" × 9'10" ·
Upper Level	Bedroom - Primary · 14'5" × 13'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Chandelier, Granite Counters, See Remarks
Exterior Features:	Balcony, Playground
Patio And Porch Features:	Deck

Lot Features:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Paved, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	H-Go
Listed Date:	Jul 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7331-keewatin-street-sw-calgary-a2333270/

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

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