904 73 Avenue SW

Calgary | Active | MLS® A2333372

$1,200,000









Bedrooms	Bathrooms	Year Built	Living area
4	**1**	**1965**	**2,016 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Polaris

A closer look

This H-GO zoned corner property offers an outstanding opportunity for builders, developers, and investors looking to secure a premium redevelopment site in one of Calgary's most sought-after southwest communities. Together with the adjacent property, the land assembly has already achieved Conditional Development Permit (DP) Approval and approved DSSPs for a thoughtfully designed 20-unit townhouse development (10 units on each parcel), significantly reducing development timelines.

Situated on a highly visible corner lot directly across from a beautiful community park and within walking distance of schools, including a nearby high school, this location offers the perfect balance of convenience, recreation, and future market appeal. Chinook Centre, public transit, major roadways, and downtown Calgary are all just minutes away.

The existing well-maintained bi-level home provides excellent holding or rental income potential while development plans are finalized, making this an attractive investment with immediate and long-term value.

Development opportunities with H-GO zoning, conditional DP approval, and an established southwest Calgary location are increasingly difficult to find. Don't miss this rare opportunity to acquire a high-quality land assembly in Kelvin Grove.

Both properties must be purchased together with the next door property. No individual sales will be considered.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2333372
Bedrooms	4
Bathrooms	1
Year Built	1965
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:	Bi-Level
Total Living Area:	2,016 sq. ft.
Acreage:	No
Lot Area:	6,000 sq. ft.
Lot Frontage:	61'3½"
Front Exposure:	South
Levels:	Bi-Level
Total Rooms Above Grade:	4
Year built:	1965 (Age: 61)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	4
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, Linoleum

Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
City Quadrant:	Southwest
Community:	Kelvin Grove
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Bedroom · 11'10" × 11'2" ·
Main Floor	Bedroom · 13'1" × 10'6" ·
Main Floor	Bedroom · 13'5" × 11'2" ·
Main Floor	Bedroom · 10'10" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Chandelier
Exterior Features:	Balcony, None
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Corner 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/904-73-avenue-sw-calgary-a2333372/

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