

\$979,900 - 603 101 Avenue Sw, Calgary

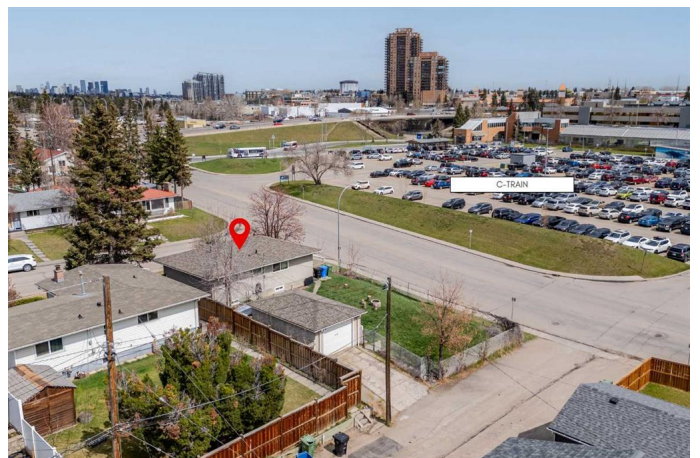
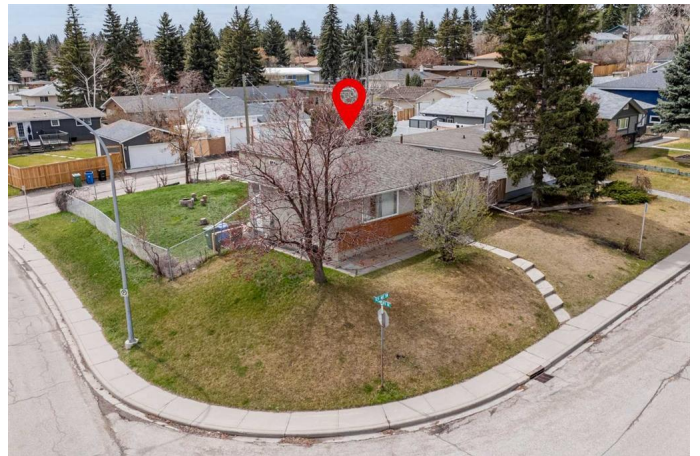
MLS® #A2215598

\$979,900

3 Bedroom, 2.00 Bathroom, 864 sqft
Residential on 0.15 Acres

Southwood, Calgary, Alberta

*****RARE DEVELOPMENT OPPORTUNITY**
â€“ DP SUBMITTED FOR 10 UNITS |
OVERSIZED H-GO CORNER LOT IN
SOUTHWOOD*** Attention builders and
developers: hereâ€™s your chance to secure
a prime, fully prepped development site in the
well-established and transit-connected
community of Southwood. Located at 603 101
Avenue SW, this oversized corner lot is zoned
H-GO (Housing â€“ Grade-Oriented) and
comes with a Development Permit already
submitted to the City for a 10-unit multifamily
project. Full building plans are available upon
request, making this a true turnkey opportunity
for seasoned developers. Strategically located
just steps from Southland LRT Station, the site
offers quick, car-free access to downtown and
other key areas of the city. Nearby major
routesâ€”MacLeod Trail, Anderson Road, and
Elbow Driveâ€”ensure fast connectivity to
employment hubs, post-secondary institutions,
and retail districts. Surrounding amenities
significantly enhance the projectâ€™s livability
and long-term value. Just minutes away
youâ€™ll find Southcentre Mall, Willow Park
Village, Real Canadian Superstore, and the
Trico Centre for Family Wellness. Families will
appreciate the proximity to reputable schools
including Lord Beaverbrook High School, Ethel
M. Johnson School, and St. Stephen School.
Outdoor enthusiasts will enjoy nearby access
to Fish Creek Park, Maple Ridge Golf Course,
and the Fish Creek Library. With strong market
fundamentals, supportive zoning, and city



infrastructure already in place, this site is ideally positioned for infill success in a high-demand corridor. Whether held for long-term rental or built for resale, the investment case here is clear. Contact us today for access to building plans and DP documentsâ€”rare opportunities like this donâ€™t last.

Built in 1964

Essential Information

MLS® #	A2215598
Price	\$979,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.15
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	603 101 Avenue Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0A2

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Corner Lot, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2025
Days on Market	2
Zoning	H-GO

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.