

# \$899,990 - 603 101 Avenue Sw, Calgary

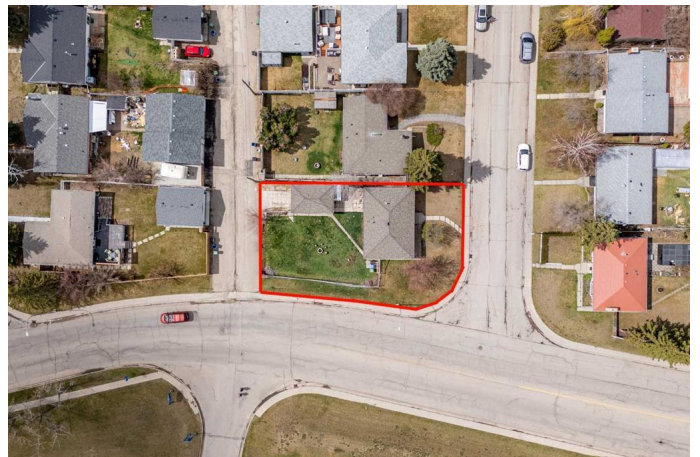
MLS® #A2215598

**\$899,990**

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\*\*\* Rare opportunity to secure a  
fully prepped, shovel-ready development site  
in Southwood â€“ one of Calgaryâ€™s most  
connected and amenity-rich neighbourhoods.  
Located at 603 101 Avenue SW, this  
oversized corner lot is zoned H-GO (Housing  
â€“ Grade Oriented) and has a Development  
Permit already submitted for a 10-unit project.  
Full architectural plans are available upon  
request, making this a seamless opportunity  
for builders looking to fast-track approvals and  
construction. The corner configuration allows  
for enhanced curb appeal, additional natural  
light, and more flexible unit layouts â€“ a major  
advantage when it comes to end resale value.  
With the DP already in motion, builders can  
save 6â€“9 months on planning time and  
secure a valuable head start. H-GO-zoned  
corner lots with submitted DPs are increasingly  
rare in mature communities, particularly this  
close to transit and retail hubs. This site offers  
a strong runway to be shovel-ready by Q4  
2025, aligning with projected rate cuts and  
renewed buyer demand. Strategically  
positioned steps from Southland LRT Station  
and near major commuter routes including  
MacLeod Trail, Anderson Road, and Elbow  
Drive, the site offers easy access to downtown  
and key employment areas. Everyday  
conveniences and lifestyle amenities are just  
minutes away â€“ including Southcentre Mall,



Willow Park Village, the Trico Centre for Family Wellness, Real Canadian Superstore, and more. Families will appreciate the close proximity to Lord Beaverbrook High School, Ethel M. Johnson School, St. Stephen School, Fish Creek Park, and Maple Ridge Golf Course. The property is currently leased to a reliable long- term tenant until November 15, 2025, providing valuable short-term cash flow to offset carrying costs during the permitting and pre-construction phase. Vacant possession is available shortly thereafter, ensuring flexibility for a builder’s timeline. With supportive zoning, strong surrounding infrastructure, and clear upside potential, this is a rare turnkey infill opportunity in a high-demand corridor. Contact us today for access to the full DP package and building plans – opportunities like this don’t last.

Built in 1964

**Essential Information**

MLS® #	A2215598
Price	\$899,990
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	87
Zoning	H-GO

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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