

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

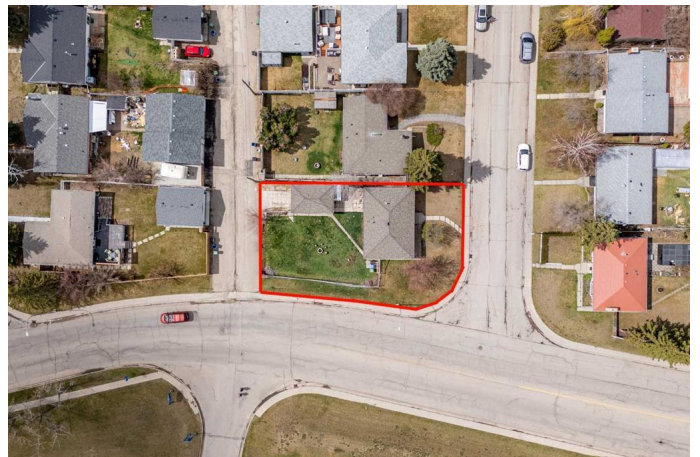
MLS® #A2215598

**\$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	24
Zoning	H-GO

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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