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**1813 7 STREET SW,  
CALGARY, AB T2T 2W8**

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# RESIDENTIAL LAND FOR SALE

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## Listing Information

Sales Price:	\$1,099,000.00
Size:	3,907 ± SF
Subdivision:	Lower Mount Royal
Class:	Residential Land
Zoning:	M-C2
Title to Land:	Fee Simple
Availability:	Immediate Negotiable – 7/15/2026
Tax Amount/Yr.	\$4,698.00 / 2026
Lot:	11,12

## Key Highlights

- **Premium M-C2 Zoning:** A rare zoning designation in a highly sought-after inner-city community, offering exceptional design versatility for a custom luxury residence or a standout multi-unit development.
- **Unique L-Shaped Lot:** Features approx. 39'5" of frontage along 7 Street SW and wraps around the neighboring property to provide an additional 24' of width along the side alley, ideal for maximizing architectural layout and access options.
- **True Blank Canvas:** Land-only offering with the previous structure already removed, saving you time and demolition costs.
- **Sunny West-Facing Backyard:** Perfectly oriented to capture beautiful afternoon and evening natural light, creating the ultimate private outdoor retreat.
- **Unbeatable Walkability:** Situated just steps away from the vibrant boutiques, cafes, grocery stores, and trendy dining options along 17th Avenue SW.
- **Active Lifestyle Location:** Enjoy effortless access to transit, local parks, tennis courts, scenic city pathways, and the world-class MNP Community & Sport Centre.

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