\$6,995,000 - 7010 11 Avenue Sw, Calgary

MLS® #A2221702

\$6,995,000

2 Bedroom, 3.00 Bathroom, 2,949 sqft Residential on 5.09 Acres

Coach Hill, Calgary, Alberta

A unique opportunity for developers, builders, and long-term investorsâ€"this ~5.1 acre land assembly in Coach Hill offers a rare combination of location, scale, and flexibility within Calgary's established southwest. Comprising two titled parcelsâ€"7010 11 Avenue SW (4.76 acres, DC 12Z96) and 6789 Coach Hill Road SW (0.33 acres, S-FUD)â€"the site is ideally positioned at the corner of 69 Street SW and Coach Hill Road SW with additional frontage along 11 Avenue SW, enabling multiple access points and efficient subdivision potential. The property is designated for residential use under the City's Municipal Development Plan and is currently zoned Direct Control with a Special Purpose Future Urban Development overlay. Full municipal services are assumed available and capable of supporting a future residential community, subject to City approvals.

Located in an amenity-rich and well-established community, this site sits just minutes from Bow Trail and Old Banff Coach Road, providing excellent connectivity to downtown Calgary, West Springs, and the nearby 69 Street LRT Station. With few large-scale residential redevelopment sites remaining inside the ring road, this land offers a timely opportunity to meet ongoing housing demand in a west Calgary location known for its mature trees, walkable parks, and top-tier schools including Calgary French & International School and Webber Academy.







In addition to the future development potential, the site is improved with a well-maintained residential dwelling, with multiple outbuildings presenting an interim income strategy. The existing home may support short- or medium-term rental revenue or serve as a holding property for phased redevelopment. The property has been priced as land only, with no value assigned to the current improvements; however, the functional home offers flexibility for those seeking to generate yield while finalizing plans, entitlements, or rezonings. Comparable recent sales in surrounding Springbank Hill, Aspen, and West Springs support this conclusion. The site's configuration, topography, and access conditions are favourable for future planning applications.

This is a strategic land play in an area that continues to evolve with high-end residential infill and sustained demand for thoughtfully planned density. All development and land use changes are subject to approval by the City of Calgary.

Built in 1965

Essential Information

MLS® #	A2221702
Price	\$6,995,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,949
Acres	5.09
Year Built	1965
Туре	Residential
Sub-Type	Detached

Style	Bungalow, Acreage with Residence	
Status	Active	
Community Information		
Address	7010 11 Avenue Sw	
Subdivision	Coach Hill	
City	Calgary	
County	Calgary	
Province	Alberta	
Postal Code	T3H 4B4	
Amenities		
Parking Spaces	3	
Parking	Double Garage Attached, Oversized, Single Garage Attached, Front Drive	
# of Garages	3	
Interior		
Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Recessed Lighting	
Appliances	Dishwasher, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Gas Range	
Heating	Forced Air, Natural Gas	
Cooling	None	
Fireplace	Yes	
# of Fireplaces	2	
Fireplaces	Gas, Living Room, Dining Room, Double Sided	
Has Basement	Yes	
Basement	Full, Partially Finished	
Exterior		
Exterior Features	Courtyard, Private Yard	
Lot Description	Back Yard, Treed	
Roof	Asphalt Shingle	
Construction	Stucco	
Foundation	Poured Concrete	
Additional Inform	ation	

Additional Information

Date Listed	May 15th, 2025
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Days on Market 53 Zoning S-SPR

Listing Details

Listing Office eXp Realty

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