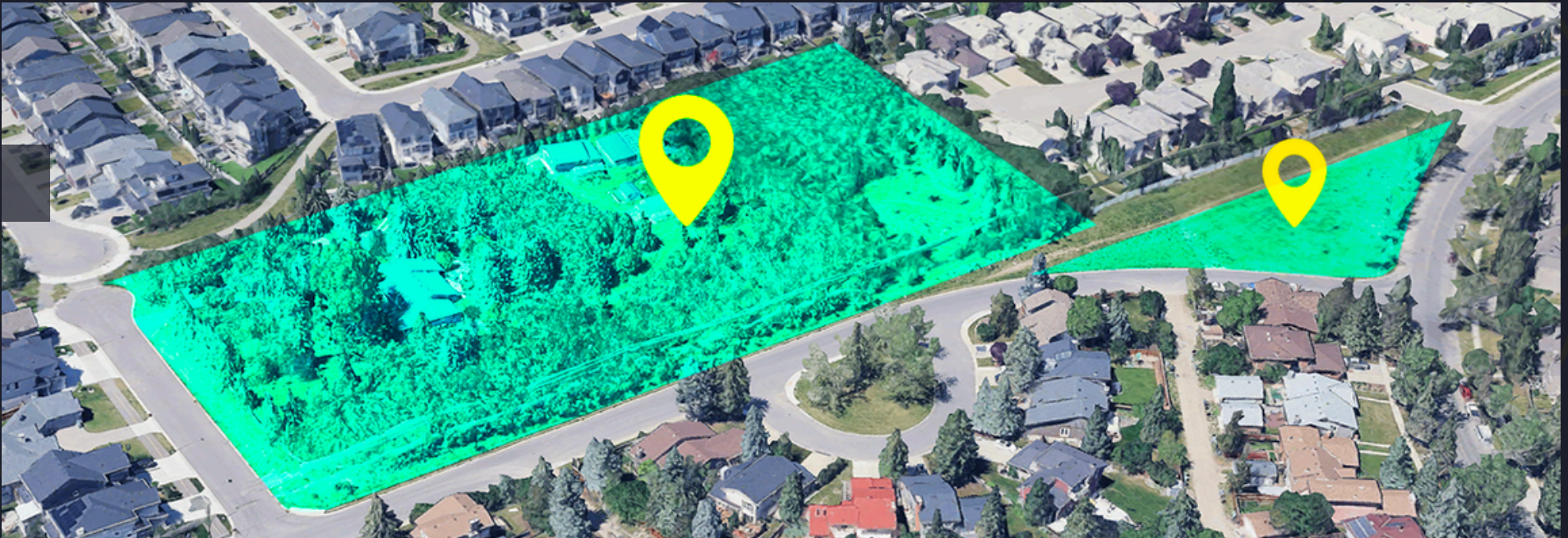


UPPER WESTSIDE

5.09 ACRE LAND ASSEMBLY
DEVELOPMENT OPPORTUNITY

7010 11 AVENUE SW & 6789 COACH HILL ROAD SW
BORDER OF WEST SPRINGS & COACH HILL



POPOWICH & COMPANY

02



Land Assembly Overview

This is a rare opportunity to acquire one of the final remaining large land assemblies in the heart of one of Calgary's most desirable southwest communities. The site totals approximately 5.095 acres (221,960SF) across two contiguous parcels and is ideally suited for future residential development. Located on the Eastern Boundary of West Springs (West Grove) and Western Boundary of Coach Hill, the site area offers proximity to major arterial routes, established amenities, and an affluent residential base.

OFFERED AT \$6,995,000

Site Information

Property Overview

- **Address:** 7010 11 Avenue SW & 6789 Coach Hill Rd SW
- **Size:** 5.095 acres (approx. 221,960 SF)
 - 7010 11 Ave SW: 4.76 acres
 - 6789 Coach Hill Rd SW: 0.33 acres
- **Zoning:**
 - **7010 11 Avenue SW:** Direct control 12Z96
 - **6789 Coach Hill Rd SW:** S-FUD Special Purpose - Future Urban Development
- **Topography:** Level with favorable shape and configuration
- **Frontage:** Excellent ingress/ egress along 11 Ave, Coach Ridge Road, Coach Hill Road, Coach Hill Lane SW
- **Access:** Multiple ingress/egress points
- **Services:** Full municipal services assumed available with adequate capacity. Site Plan with Utility Markouts available.





Development Potential

The highest and best use of the site is considered residential development. While landuse redesignation changes will be required, the land is ideally positioned for low-density single-family, estate-style homes, or possibly increased density subject to municipal approvals. Located within a mature, built-out community, this parcel presents one of the few remaining infill development opportunities of its size in the area.

Zoning Notes:

- **DC 12Z96:** Currently permits rural-style residential consistent with surrounding area
- **S-FUD:** Intended to preserve land for future urban development
- Rezoning potential for **R-1s, R-G, or other residential forms** to be explored by buyer

Location Advantage

Coach Hill Community Highlights

- Median Detached House Price in Upper Westside (T3H Postal Code) = \$1,112,000
- Median Household Income: \$200,000+
- Quick access to Bow Trail, #201 Stoney Trail, Old Banff Coach Road
- In vicinity to other highly affluent communities like Aspen Woods, West Springs, Strathcona
- Close to high end shopping, exceptional private and public schools, and 45 mins to Canmore



06



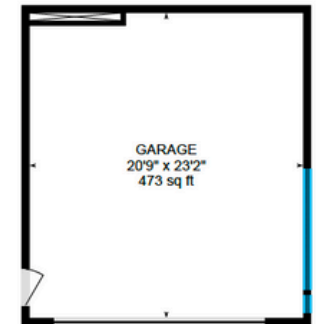
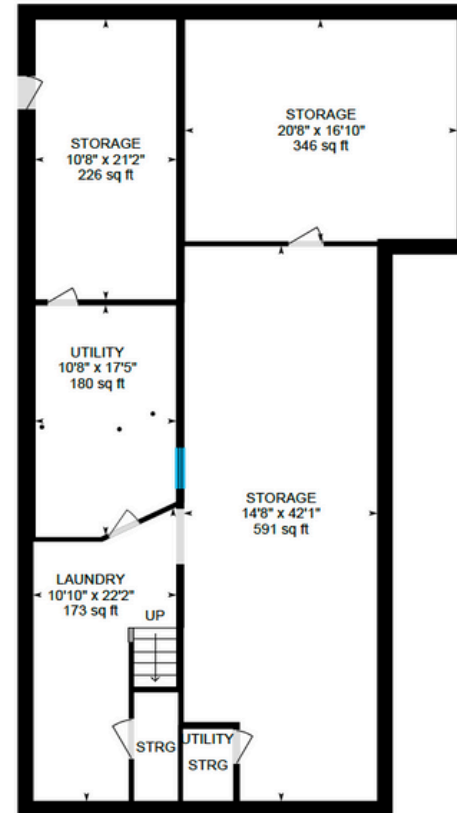
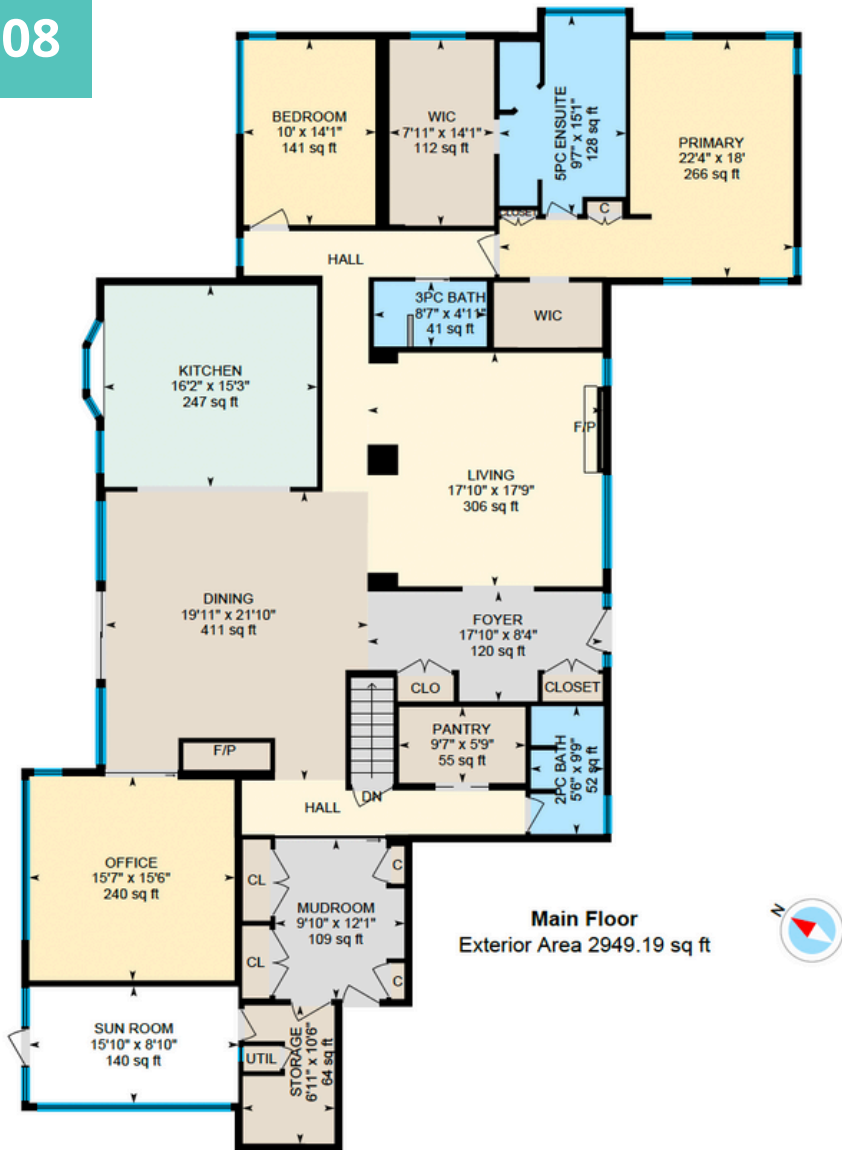
Current Site Improvements

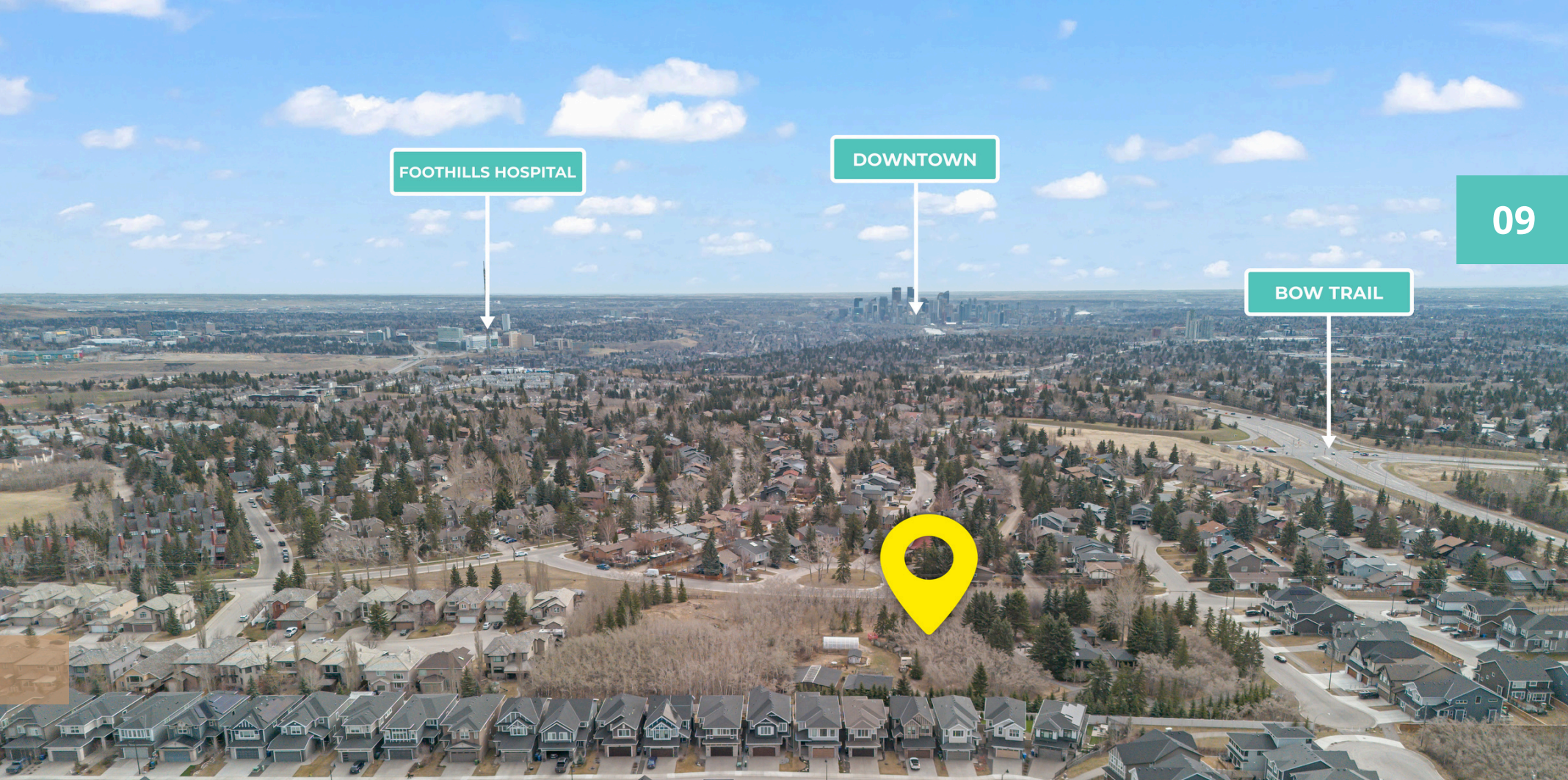
While highest & best use is considered redevelopment, there are existing site improvements including a solid 2950 SF Renovated Bungalow and multiple outbuildings.

- **This provides turn-key passive revenue on a rental basis for the house, garage, shop etc.**









Travel Times

4 min.	West Springs amenities	15 min.	Foothills Hospital
5 min.	To Multiple schools	25 min.	International Airport
12 min.	Downtown Calgary	45 min.	Canmore

For More **Information**



If you would like full details, surveys, title documents, or to book a site visit, contact:

Jonathan Popowich

Email : jonathan@popowichrealestate.com



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