



GRASSROOTS
REALTY GROUP

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2219 Kelwood Drive SW
Calgary, Alberta

MLS # A2233677



\$550,000

Division: Glendale

Lot Size: 0.08 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Welcome to 2219 Kelwood Drive SW, a rare opportunity to secure a premium 30' x 110' inner-city lot in the highly sought-after community of Killarney/Glengarry. Zoned R-CG, this parcel offers exceptional flexibility for a custom luxury single-family home, making it ideal for builders, investors, or homeowners looking to create a personalized residence. The lot features a desirable west-facing backyard, perfect for maximizing natural light and enjoying sunny afternoons. You have the option to build with award-winning Birch Hill Homes or bring your builder to bring your vision to life. Situated on a quiet, tree-lined street, this location provides easy access to downtown Calgary, public transportation, schools, shopping, and nearby parks. It's a prime redevelopment opportunity in one of Calgary's most desirable urban neighborhoods. Don't miss your chance to invest in a property with strong potential in a vibrant, growing community.