



THE
A-TEAM

**RE/MAX
FIRST**

1825 92 Street, Calgary T1X 0L5

MLS® #: **A2027185**

Area: **Belvedere**

Listing Date: **02/23/23**

List Price: **\$4,352,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Commercial Land

City/Town:

Calgary

Year Built:

0

Lot Information

Lot Sz Ar:

665,161 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

428

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Gravel Road

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Engineered Septic

Construction:

Flooring:

Water Source:

Well

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Electricity at Lot Line,Natural Gas at Lot Line

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Legal/Tax/Financial					

Title:

Fee Simple

Legal Desc:

1858AD

Zoning:

S-FUD

Remarks

Pub Rmks: **15.27 acres of raw farmland zoned SFUD2 (Medium Term- Farmland). Located 650 ft south of 17 AV and having an east border (of 652 ft) along 92 St in the Belvedere ASP. This corridor of 17 av hosts the rapidly developing area of Belvedere. Increased traffic and exposure combined with easy access to the area will benefit future commercial and residential developments. With all necessary servicing along 17th Av, this is an ideal opportunity to secure a mid-term development opportunity in a built area, where unencumbered land is hard to discover. This parcel is separated from 17 Av by a 10 acre parcel which fronts and is accessed from 17 Av (also currently listed for sale for a combined 25 acres) Take advantage of the proposed transit routes, residential and commercial expansion, and an increase**

Inclusions:
Property Listed By:

in infrastructure. Belvedere is one of the most desirable new areas for builders and consumers alike!
N/A
REAL BROKER

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

