



THE
A-TEAM

**RE/MAX
FIRST**

1839 9 Avenue, Calgary T2G0V1

MLS® #: **A2037349** Area: **Inglewood** Listing Date: **04/06/23** List Price: **\$3,500,000**
 Status: **Active** 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: **25,876 sqft**
 Lot Shape: **200 x 130 Ft**

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

594
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **DC 4Z93 SITE 3**
 Legal Desc: **6700AN**

Remarks

Pub Rmks: ****25,876 SQ FT (.594 acres) of inner city land in Inglewood** This 200'x130' site is zoned DC 4z93 Zone 3, which provides a wide range of commercial and residential uses (See images for full list). Well located minutes away from Downtown with quick access to Deerfoot and Blackfoot trail. This high traffic area has a BRT (Bus Rapid Transit) station just steps away, which could give way to a great TOD (Transit Oriented Development) opportunity. The City owns the site just east of this one so there is potential for site expansion if the right project is presented.**

Inclusions: n/a

Property Listed By:

CITY HOMES REALTY

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