



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

**625**  
Layout  
Beds: **0**  
Baths: **0.0 (0 0)**  
Style:

Parking

Ttl Park: **0**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

Utilities and Features

Roof:  
Heating:  
Sewer:  
Ext Feat:  
Kitchen Appl:  
Int Feat:  
Utilities:

Construction:  
Flooring:  
Water Source:  
Fnd/Bsmt:

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: **6700AN**  
Zoning: **DC 4Z93 SITE 3**

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**

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