



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

410

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

Room

Level

Dimensions

Room

Level

Dimensions

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

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



(2) PERMITTED USES

Except for utilities, essential public services and parks and playgrounds, the following uses shall be permitted only within existing buildings:

Commercial schools	18P81
Essential public services	
Home occupations - Class 1	8P93
Parks and playgrounds	
Personal service businesses	
deleted	4P98
Power Generation Facility, Small-scale	25P2001
Restaurants-food service only	4P98
Retail food stores	
Retail stores	
Signs - Class 1	21P98
Take-out food services	4P98
Utilities	
Veterinary clinics	

(4) DISCRETIONARY USES

In addition to the following uses, those uses that are Permitted in existing buildings, or which provide a drive-in or drive-through facility, shall be Discretionary in proposed buildings:

Accessory food services	4P98
Amusement arcades	
Athletic and recreational facilities	
Auto body and paint shops	
Automotive sales and rentals	
Automotive services	
Automotive specialties	
Billiard parlours	
Child care facilities	
deleted	4P98
Drinking establishments	10P2004
Dwelling units	
Entertainment establishments	
Financial institutions (C.U.)	
Funeral homes	
Grocery stores	
Home occupations - Class 2 (N.P.)	18P82, 8P93
Hotels and motels	
Laboratories	
Liquor stores	
Mechanical reproduction and printing establishments (C.U.)	
Medical clinics (C.U.)	
Motion picture production facilities	18P98
Offices (C.U.)	
Outdoor cafes (N.P.)	4P93

(4) DISCRETIONARY USES

deleted	28P83
Apartment buildings (C.U.)	
deleted	13P85
Duplex dwellings (C.U.)	
Fourplex Dwellings	
Home occupations - Class 2 (N.P.)	17P88, 8P93
deleted	18P81
Lodging houses	
Power Generation Facility, Mid-scale	25P2001
Power Generation Facility, Small-scale	25P2001
Public and quasi-public buildings (N.P.)	
Semi-detached dwellings (C.U.)	
deleted	20P97
Signs	
Single-detached dwellings (C.U.)	
Special care facilities (N.P.)	
Stacked townhouses (C.U.)	
Townhouses (C.U.)	
Triplex dwellings	
Utility Building	25P2001

(2) PERMITTED USES

Accessory buildings	
Essential public services	
Home occupations - Class 1	8P93
Modest duplex dwellings (in Established Communities except for the Excluded Communities)	30P94
Modest semi-detached dwellings (in Established Communities except for the Excluded Communities)	30P94
Modest single-detached dwellings (in Established Communities except for the Excluded Communities)	30P94
Parks and playgrounds	
Special function tents (recreational)	6P2003
Utilities	