



THE
A-TEAM

**RE/MAX
FIRST**

328 SILVER CREST Drive, Calgary T3B2Y2

MLS® #: **A2042507** Area: **Silver Springs** Listing Date: **04/24/23** List Price: **\$1,195,000**
Status: **Active** County: **Calgary** Change: **+\$20k, 15-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Residential Land**
City/Town: **Calgary**
Year Built: **0**
Lot Information
Lot Sz Ar: **7,663 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

377
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Access: **See Remarks**
Lot Feat: **Cleared**
Park Feat:

Utilities and Features

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

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** Zoning: **R-C1**
Legal Desc: **731494**

Remarks

Pub Rmks: **72ft Wide Lot with Spectacular! Unobstructed Views situated on Silver Crest Drive NW overlooking the Bow River . This property offers a fabulous 180 degree panoramic view of the river valley, Canada Olympic Park and the Rocky Mountains. The south facing gently sloped lot is shovel ready with an approved City Development Permit in place. Bring your Builder and create your Dream Home. Directly across the street is the City's multi use paved pathway and numerous hiking and mountain biking trails leading through Bowmont Natural Environment, Baker, Bowness, Greenway and Shouldice Parks before connecting onto Calgary's extensive pathway system. Silver Springs is a highly desired north west community with activities and social opportunities for all ages. Amenities include schools, playgrounds, community gardens, Botanical garden, outdoor swimming pool, skating rinks, sports fields, tennis and pickle-ball courts to name a few. Close to**

shopping, restaurants, coffee shops, golf, disc golf and so much more. This great location allows for easy and quick access to downtown, C-train, Stoney Trail ring road and to the Rocky Mountains. Drop by today and view this rare opportunity to build your future home, it is a must to see. The Jackson McCormick Design Group has created a 2 story front walkout for this lot which maximizes the tranquil vistas with a triple attached laned garage. Please call with any questions.

Inclusions:

Property Listed By:

N/A

REAL ESTATE PROFESSIONALS INC.

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





