



THE
A-TEAM

**RE/MAX
FIRST**

1506 1 Street, Calgary T2M 2S8

MLS® #: **A2048790**

Area: **Crescent Heights**

Listing Date: **09/29/23**

List Price: **\$619,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Calgary

Year Built:

0

Lot Information

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

Lot Sz Ar:

4,219 sqft

Lot Shape:

DOM

233

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Direct Access

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Electricity Available,Natural Gas Available,Sewer Available

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

M-C1

Legal Desc:

4714N

Remarks

Pub Rmks:

Attention Developers/Builders.!! Crescent Heights Mixed-Use development opportunity with M-C1/RM4 allows for Multi-residential and commercial uses. This Blank canvas is ready for development with loads of potential. Great Great Location. Just steps away from the newly approved Green Line LRT, shopping, cafes, and restaurants, but away from all the traffic. Total parcel approx 87.5 Ft X 112.5 Ft (TBV). Old homes recently professionally removed according to all requirements NOTE: To be sold with 1510 1 Street NW only!! As one large lot (lots N1/2 9,10,11,12) with 2 titles. A potential Larger parcel is also possible.

Inclusions:

NONE

Property Listed By:

TREC The Real Estate Company

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

