



THE
A-TEAM

**RE/MAX
FIRST**

1510 1 Street, Calgary T2M 2S8

MLS® #: **A2048791** Area: **Crescent Heights** Listing Date: **09/29/23** List Price: **\$768,500**
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
Lot Sz Ar: **5,618 sqft**
Lot Shape:

Finished Floor Area

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

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:
Heating:
Sewer: **Sewer**
Ext Feat:

Construction:
Flooring:
Water Source:
Drinking Water
Fnd/Bsmt:

Kitchen Appl:
Int Feat:
Utilities: **Electricity Available,Natural Gas Available,Sewer Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<u>Legal/Tax/Financial</u>					

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 1506 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

