



THE
A-TEAM

**RE/MAX
FIRST**

1830 SARCEE Trail, Calgary T3B 1J3

MLS® #: **A2061424**

Area: **Bowness**

Listing Date: **06/27/23**

List Price: **\$12,000,000**

Status: **Pending**

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:

1,699,275 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

327

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

See Remarks

Lot Feat:

See Remarks

Park Feat:

Utilities and Features

Roof:

Construction:

Heating:

Flooring:

Sewer:

Water Source:

Ext Feat:

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

S-FUD

Legal Desc:

5;2;24;26;SW

Remarks

Pub Rmks:

Spectacular inner city development parcels with River and Downtown views in two titles for a total of 39.01 acres. There are two contiguous parcels; 1830 Sarcee Trail at 34.75 acres, 1016 Short Road at 4.26 acres. Bordered on the south by Edworthy park with all it has to offer. The property is now readily accessed off Sarcee

Trail or Naa Drive traffic circle. Comprised of both flat and hillside portions the options for development are considerable. The views from the property are significant and the location on the edge of the Bow River makes this a one of a kind property. And it provides ready access to Trinity Hills, Foothills and Childerens Hospitals, quick out of town access and soon the complete ring road access. Ideal for development or an inner city sanctuary.

Inclusions:

Property Listed By:

None

SOTHEBY'S INTERNATIONAL REALTY CANADA

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



