

1830 SARCEE Trail, Calgary T3B 1J3

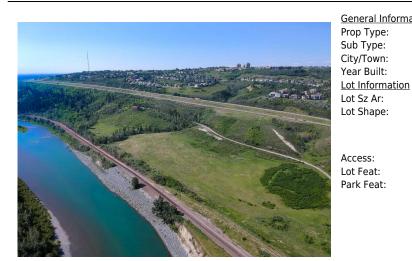
Utilities:

Pub Rmks:

06/27/23 List Price: **\$12,000,000** MLS®#: A2061424 Area: **Bowness** Listing

Status: **Pending** Calgary Association: Fort McMurray County: Change: None

Date:



General Information

Prop Type: Land Sub Type: **Commercial Land**

City/Town: Finished Floor Area Year Built: Abv Saft:

Lot Sz Ar: 1,699,275 sqft

Access: See Remarks Lot Feat: **See Remarks**

Calgary

Low Sqft:

Ttl Sqft:

0

<u>Parking</u>

DOM

327

<u>Layout</u>

Beds:

Baths:

Style:

0 Ttl Park:

0.0 (0 0)

Garage Sz:

Utilities and Features

Roof: Construction: Heating: Flooring: Sewer: Water Source: Fnd/Bsmt:

Ext Feat: Kitchen Appl: Int Feat:

Room Information

Room <u>Level</u> **Dimensions** Room <u>Level</u> **Dimensions**

Legal/Tax/Financial

Title: Zoning: **Fee Simple** S-FUD

Legal Desc: 5;2;24;26;SW Remarks

> 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.

None

Inclusions: Property Listed By:

SOTHEBY'S INTERNATIONAL REALTY CANADA

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









