



THE
A-TEAM

**RE/MAX
FIRST**

2620 CENTRE Street, Calgary T2E 2V4

MLS®#: **A2095775** Area: **Tuxedo Park** Listing Date: **12/30/23** List Price: **\$2,650,000**
 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: **11,087 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: **On Major Traffic Route**
 Lot Feat: **Back Lane,Cleared,Corner Lot**
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl:
 Int Feat:
 Utilities:

Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

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: **MU-2 f3.7h26**
 Legal Desc: **2617AG**

Remarks

Pub Rmks: **This exceptional 1/4-acre plot of land offers an unparalleled investment opportunity in the booming Calgary real estate market. Just 7 minutes from downtown Calgary, this prime piece of land is strategically situated to provide easy access to the city's vibrant core. The property's proximity to key amenities and entertainment hubs makes it an ideal location for those seeking a dynamic urban lifestyle. Spanning just over 11,000 SQ FT, this expansive lot had DP approval that just expired recently (DP2017-4750 - Conditional) for the construction of up to a 26m tall building with an FAR of 3.7. This gives you just over 40,000 SQ FT of building to work with and the permit allows for 40+ residential units with commercial on the ground floor (final approvals required for specific plans). The approved plans are available for the buyer and open the door for a lucrative investment, allowing you to capitalize on the demand for modern living spaces in this sought-after area. The property is strategically positioned just 2 blocks away from the future Green Line LRT station, ensuring seamless connectivity for residents and potential tenants. This proximity enhances the property's appeal, making it even more attractive for those looking to benefit from Calgary's evolving public transportation infrastructure. Calgary's real estate market is thriving, and this property offers a unique opportunity to capitalize on the growing demand for well-designed, centrally located residences. Average rents in the city continue to trend upwards quickly and Calgary ranks 4th highest in rents for Canada. With the approved plans in place and strategic connectivity, this investment promises both immediate and long-term returns. Don't miss out on this incredible opportunity to add a new multi-family building to your portfolio! Contact us today for more information.**

Inclusions: N/A
Property Listed By: REAL BROKER

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



