



THE
A-TEAM

**RE/MAX
FIRST**

30 RIVERVIEW Landing, Calgary T2C 4H8

MLS® #: **A2095784**

Area: **Riverbend**

Listing Date: **12/06/23**

List Price: **\$675,000**

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:

6,566 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

165

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Creek/River/Stream/Pond,Environmental Reserve,Rectangular Lot,Treed,Views,Waterfront

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Construction:

Flooring:

Water Source:

Public

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Legal/Tax/Financial

Level

Dimensions

Condo Fee:

\$100

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

DC (pre 1P2007)

Legal Desc:

0812413

Remarks

Pub Rmks:	A rare investment opportunity to build your dream home on a 65'x 100' riverfront lot in a private cul-du-sac. This enclave of 12 exclusive, over-sized luxury lots are surrounded by lush native vegetation and back onto the Bow River. Riverview Landing is the perfect balance of nature, privacy and luxury. Carburn Park is steps away and hosts 2 of the City's largest ponds that offer fishing, canoeing and skating. The thoughtfully designed Bow River Pathway allows for cycling or walking, and leads to pedestrian bridge. Walking distance to Sue Higgins Off-Leash area, Riverbend Dog Park and Riverbend Park. Under 20 minutes to Downtown, Riverbend Elementary nearby plus all necessary amenities. Ranked in Avenue Magazine's Top Communities in Calgary! ALL 12 LOTS FOR PURCHASE. Preview the site today! Unit 7.
Inclusions:	N/A
Property Listed By:	CHARLES

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





