

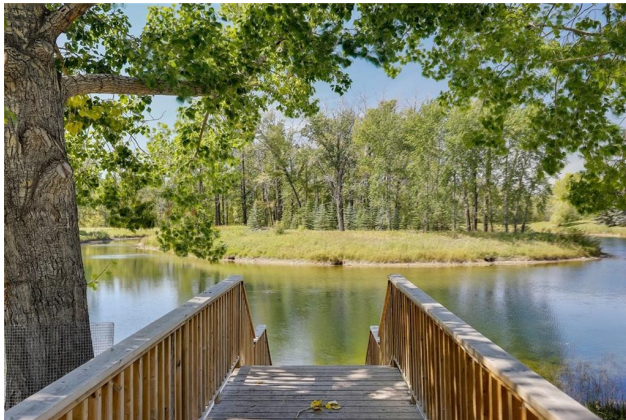


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6 RIVERVIEW Landing, Calgary T2C 4H8**

MLS® #: **A2095785** Area: **Riverbend** Listing Date: **12/06/23** List Price: **\$475,000**  
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: **8,073 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

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

Condo Fee: <b>\$100</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>DC (pre 1P2007)</b>
Legal Desc:	<b>0812413</b>		

Remarks

Pub Rmks: **A rare investment opportunity to build your dream home on a 70'x 116' 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. This particular lot, does not directly back onto the river, but is a stones throw away! 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 1

Inclusions:

Property Listed By:

N/A

CHARLES

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







