



THE
A-TEAM

**RE/MAX
FIRST**

124 PENBROOKE Close, Calgary T2A 3P1

MLS® #: **A2098884** Area: **Penbrooke Meadows** Listing Date: **12/27/23** List Price: **\$539,900**
Status: **Active** County: **Calgary** Change: **+\$40k, 10-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Residential Land**
City/Town: **Calgary**
Year Built: **0**
Lot Information
Lot Sz Ar: **6,448 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **0**
Low Sqft:
Ttl Sqft:

DOM

144

Layout

Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat: **Cleared**
Park Feat:

Utilities and Features

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

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

470LK

Remarks

Pub Rmks: **For additional information, please click on the Brochure button below. Excellent vacant corner lot opportunity in Penbrook, SE, Calgary, close to all amenities, family-oriented community. Perfectly suited for developers, investors, or Builders with a vision to build. Just a short 15-minute drive away from the vibrant downtown area. Whether you're an experienced developer seeking a investment opportunity or an investor looking to potentially capitalize on the potential of this thriving area. This lot is RCG lot , i.e. 4 plex and legal basement can be built and two end units will have rentable legal basement units (separate entry).. Potential of \$10,000 rent. Plans are available, Owner will assist to apply for Development permit. Don't miss out on this chance to transform your dreams into reality.**

Inclusions:
Property Listed By: **N/A**
Easy List Realty

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



