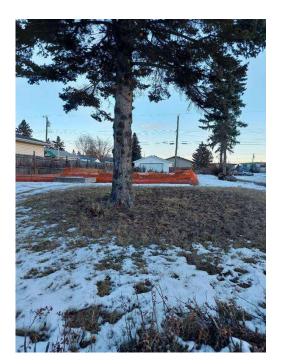


## 124 PENBROOKE Close, Calgary T2A 3P1

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



<u>General Information</u> Prop Type: Sub Type: City/Town:	Land Residential Land Calgary	Finished Floor Area		DOM <b>144</b> Layout Beds:	0
Year Built:	0	Abv Sqft:	0	Baths:	0.0 (0 0)
Lot Information	-	Low Sqft:	-	Style:	
Lot Sz Ar:	6,448 sqft	Ttl Sqft:		-	
Lot Shape:				<u>Parking</u>	
				Ttl Park:	0
				Garage Sz:	
Access:					
Lot Feat:	Cleared				
Park Feat:					

Water Source:

<u>Room</u>

Utilities and Features

Fnd/Bsmt:

Construction:

Flooring:

Ext Feat: Kitchen Appl: Int Feat: Utilities:

Roof:

Heating:

Sewer:

<u>Room</u>

Level

**Dimensions** 

**Room Information** 

Level

**Dimensions** 

Legal/Tax/Financial						
Title:	Zoning:					
Fee Simple	R-CG					
Legal Desc:	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 th 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) Potenti					
Inclusions:	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. N/A					
Property Listed By:	Easy List Realty					

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



