



THE
A-TEAM

**RE/MAX
FIRST**

3403 9 Street, Calgary T2T3C6

MLS®#: **A2104003**

Area: **Elbow Park**

Listing Date: **01/26/24**

List Price: **\$1,780,000**

Status: **Active**

County: **Calgary**

Change: **-\$70k, 27-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Calgary

Year Built:

0

Lot Information

Lot Sz Ar:

8,180 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

114

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

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

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

3605FO

Zoning:

R-C1

Remarks

Pub Rmks:

NEW PRICE FOR SPRING - This amazing property is ready for you to break ground on this summer! Discover the opportunity to create your dream home in Calgary's prestigious Upper Elbow Park with this exceptional estate lot, 70' frontage lot with west back yard which is 119' deep on the south side & 115' deep on the north

side. Ideally situated on a serene, tree-lined street, this expansive property offers the perfect blend of tranquility and urban convenience, boasting a generous size that accommodates a wide range of architectural designs. The west-facing backyard is a highlight, providing a private oasis bathed in evening sunlight, ideal for gardening, outdoor entertainment, or simply relaxing. The quiet street ensures a peaceful setting, away from the hustle and bustle, yet you're just minutes from downtown Calgary, top-rated schools, parks, The Glencoe Club, the Elbow River, and ample more. Upper Elbow Park is synonymous with elegance, offering a safe and friendly community atmosphere with a strong sense of belonging. Here, you're not just building a house; you're investing in a lifestyle in one of the city's most sought-after neighbourhoods, known for its beautiful homes, well-kept streets, and a history of strong property value growth. This lot presents a rare chance to craft a luxurious residence that meets your every need, whether you prefer a modern architectural masterpiece or a classic, timeless design. Embrace the potential of living in a location that combines the best of serene suburban life with the amenities of city living. Don't miss this unique opportunity to join the lucky few of Calgary in Upper Elbow Park, where your dream home awaits.

Inclusions:
Property Listed By: N/A
RE/MAX First

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



