



THE
A-TEAM

**RE/MAX
FIRST**

2727 92 Street, Calgary t2p3r5

MLS® #: **A2105395**

Area: **Foothills**

Listing Date: **02/02/24**

List Price: **\$2,280,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Calgary

Year Built:

1964

Lot Information

Lot Sz Ar:

411,642 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,282

Low Sqft:

Ttl Sqft:

2,282

DOM

107

Layout

Beds:

5 (3 2)

Baths:

2.0 (2 0)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

0

Garage Sz:

8

Access:

Lot Feat:

Park Feat:

Cul-De-Sac,Landscaped,Level,Rectangular Lot

Double Garage Detached,Driveway,Parking Lot,Parking Pad,Paved

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Holding Tank,Pump,Septic System**

Ext Feat: **None**

Construction:

Concrete,Stucco

Flooring:

Carpet,Laminate

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Electric Range,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Laminate Counters

Utilities:

Electricity Paid For,Heating Paid For

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`0" x 9`7"	Kitchen	Basement	12`7" x 14`11"
Dining Room	Main	9`8" x 7`9"	Living Room	Main	12`2" x 18`1"
Entrance	Main	3`3" x 3`8"	3pc Bathroom	Main	8`1" x 4`0"
Bedroom - Primary	Main	13`6" x 11`6"	Bedroom	Main	11`1" x 9`0"
Bedroom	Main	11`1" x 9`1"	4pc Bathroom	Main	6`8" x 9`1"
Walk-In Closet	Main	4`1" x 10`6"	Bedroom	Basement	13`0" x 10`6"
Game Room	Basement	12`8" x 27`9"	Bedroom	Basement	9`1" x 9`7"
Laundry	Basement	7`4" x 10`3"	Other	Basement	19`0" x 6`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1858AD

Zoning:
DC

Remarks

Pub Rmks:

Excellent investment or holding property opportunity!!! Investor / Developer, 9.45 acres located on the north boundary line of the Belvedere Area Structure Plan (ASP). This property is zoned DC, Zoned Future Urban Development and is located in the South East section of Calgary, just east of Stoney Trail and 17 Ave SE. A Convenient location that is only a 2-minute drive to the East Hills development with Costco, Walmart, Starbucks, as well as a full entertainment district with a movie theatre and restaurants. Providing the ability to rezone and subdivide in this rapidly expanding area. The site is located in the City of Calgary and close to Chestermere, Alberta. Located just off busy 17th Avenue SE and has excellent access to Stoney Trail. Great opportunity to build your project as the city of Calgary is a rapidly expanding area to meet the demands for more housing and business. The city has recently approved the rezoning and subdivision of this area. The rezoning and subdivision of this community will allow for various new housing options, including single-family homes, townhomes, and condominiums. This property provides space for businesses to set up shop, such as RVs, boats, and outdoor vehicle storage. There is currently a 1,246 sq. ft Bungalow, with finished basement and a 26x40 detached garage.

Inclusions:
Property Listed By:

None
URBAN-REALTY.ca

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





