



THE
A-TEAM

RE/MAX
FIRST

140 25 Avenue, Calgary T3S0K9

MLS® #: **A2111102**

Area: **Mission**

Listing Date: **02/29/24**

List Price: **\$550,000**

Status: **Active**

County: **Calgary**

Change: **-\$45k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Calgary

Year Built:

0

Lot Information

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

Lot Sz Ar:

3,476 sqft

Lot Shape:

15.24x21.18

DOM

80

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Direct Access

Lot Feat:

City Lot, Corner Lot

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer: **Public Sewer**

Ext Feat:

Construction:

Flooring:

Water Source:

Public

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Water At Lot Line, Natural Gas at Lot Line

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

B1

Zoning:

DC (pre 1P2007)

Remarks

Pub Rmks:

Attention Builders, Developers, and Investors! Don't miss out on this rare development opportunity in the heart of Calgary's downtown Mission neighbourhood. This vacant lot, situated on a flat corner lot, offers a prime location for your next project. With a lot size of 50'x70' and zoning DC (pre 1P2007), the possibilities are endless. The property has been used as a community garden for the last few years, but now it's time to capitalize on the potential of this prime piece of real estate. The house on the property has already been demolished, making it a blank canvas for your vision to come to life. The location couldn't be better, as it's in close proximity to all the amenities downtown Calgary has to offer. With a walk score of 93, you're just steps away from some of the city's best restaurants, cafes, and

shops. Plus, with easy access to public transportation, you're any easy drive away from any destination in the city. Make your mark on the thriving Mission neighbourhood.

Inclusions:

n/a

Property Listed By:

Royal LePage Benchmark

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





