



THE
A-TEAM

**RE/MAX
FIRST**

1702 RADISSON Drive, Calgary T2A 7E9

MLS® #: **A2111960** Area: **Albert Park/Radisson Heights** Listing Date: **03/03/24** List Price: **\$1,700,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
Sub Type: **Commercial Land**
City/Town: **Calgary**
Year Built: **0**
Lot Information
Lot Sz Ar: **17,424 sqft**
Lot Shape:

Access:
Lot Feat: **Cleared, Corner Lot, Level, Square Shaped Lot**
Park Feat:

DOM

77
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz:

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
------	-------	------------	------	-------	------------

Title:
Fee Simple
Legal Desc:

8311202

Zoning:
MU-1

Remarks

Pub Rmks: **Attention: Developer, Builder, and Investor, WHAT A SUPERIOR MU-1 DEVELOPMENT SITE IN THE DESIRABLE COMMUNITY OF ALBERT PARK/ RADISSON HEIGHTS. LOOK AT THESE GREAT FEATURES OF THE SITE: (Steps away from the Co-op shopping Centre and amenities, MU-1 zoning with f5.0 h37 ideal for commercial and residential development, with superior and immediate access to all areas of the city in minutes, elementary schools, junior high and high school are all within a 5-minute walking distance, a 5 minutes drive to downtown, a 10-minute walk to the C-Train station. A very walkable community within the River Park walkway system. A Sunny and west-facing lot with mountain and city views for most of those west-facing condo units. This delightful 17,425 square feet lot is ready for your dream development immediately. Any questions regarding the land, please direct them to Amideus by text or email. EASY LIVING IS CONVENIENT LIVING OFFERED BY THIS SUPER LOCATION.**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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



