

1702 RADISSON Drive, Calgary T2A 7E9

MLS®#: **A2111960** Area: **Albert Park/Radisson** Listing **03/03/24** List Price: \$1,700,000

Heights

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

Roof:

Heating:

Ext Feat:

Kitchen Appl: Int Feat: Utilities:

Sewer:

General Information

Prop Type: Land

Sub Type: Commercial Land

City/Town: Calgary Finished Floor Area
Year Built: 0 Abv Sqft:

<u>DOM</u> **335**

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

0

0

0

0.0 (0 0)

Low Sqft:

Lot Sz Ar: **17,424 sqft** Ttl Sqft: Lot Shape:

Access:
Lot Feat: Cleared,Corner Lot,Level,Square Sha

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

Utilities and Features

Construction: Flooring: Water Source:

Fnd/Bsmt:

Room Information

Room Level Dimensions Room Level Dimensions

Legal/Tax/Financial

Title: Zoning: Fee Simple MU-1

Legal Desc: **8311202**

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



