

6706 LARCH Court, Calgary T3E 6E8

MLS®#: A2112955 Area: Lakeview Listing 03/07/24 List Price: **\$1,275,000**

Status: **Active** County: Calgary Change: -\$25k, 02-May Association: Fort McMurray

Date:



General Information

Prop Type: Land

Residential Land Sub Type: City/Town: Calgary

Year Built: Lot Information

Access: Lot Feat: Park Feat:

Lot Sz Ar: 15.586 saft 11.70m x 42.77m x Lot Shape:

0

31.20m x 24.38m x

46.17m

DOM

73 Layout

Beds:

0.0 (0 0) Baths:

0

Style:

Parking

Ttl Park: 0

Garage Sz:

Utilities and Features

Roof: Heating: Flooring: Sewer:

Ext Feat: Kitchen Appl: Int Feat:

Utilities:

Construction:

Finished Floor Area

0

Abv Sqft:

Low Sqft:

Ttl Saft:

Water Source: Fnd/Bsmt:

Room Information

Room Level **Dimensions** Level **Dimensions** Room Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-C1

Legal Desc: 1337JK

Remarks

Pub Rmks:

Situated in the esteemed Lakeview Village, this expansive pie-shaped lot boasts over 15,500 square feet, making it one of the largest in the area. Nestled within a serene cul-de-sac and adorned with lush trees, the property offers a tranguil ambiance and direct access to the off-leash dog park. Ideal for either a discerning family envisioning their dream home or an astute investor/builder seeking a promising development opportunity, this sought-after property comes with approved plans and an active development permit from the City of Calgary. The plans entail the construction of a spacious 4090-square-foot, two-story residence complete with a four-car attached garage. For added convenience, all pertinent plans and permits will be seamlessly transferred to the buyer, enabling immediate commencement of construction. Presently, the existing structure on the premises has had its second floor removed, and the property is being sold in its current

condition, predominantly for its land value. However, the expansive nature of the lot presents endless possibilities for customization and development. Enveloped by scenic walking paths that weave throughout the Village and lead to notable destinations such as North Glenmore Park, Weaselhead Park, and the picturesque Glenmore Reservoir, this property epitomizes a lifestyle of leisure and outdoor recreation. Lakeview is renowned for its exceptional schools, with convenient proximity to Weaselhead and the Glenmore Reservoir. Moreover, Lakeview boasts an array of amenities, including the esteemed Calgary Rowing Club, Calgary Canoe Club, Lakeview Shopping Centre, Earl Grey Golf Club, and the Grey Eagle Event Center Hotel & Casino. Its strategic location offers swift access to downtown Calgary within 10 minutes, as well as nearby educational institutions such as Mount Royal University, Masters Academy, Clearwater Academy, and The Calgary Jewish Academy. Furthermore, with the advent of the new Southwest Ring Road and the promising future development of Taza, this property stands as an exceptional investment opportunity in a thriving and evolving community.

NA

Inclusions:
Property Listed By:

RE/MAX Realty Professionals

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











