



THE
A-TEAM

**RE/MAX
FIRST**

6706 LARCH Court, Calgary T3E 6E8

MLS® #: **A2112955**

Area: **Lakeview**

Listing Date: **03/07/24**

List Price: **\$1,275,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Calgary

Year Built:

0

Lot Information

Lot Sz Ar:

15,586 sqft

Lot Shape:

11.70m x 42.77m x

31.20m x 24.38m x

46.17m

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

73

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

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

1337JK

Zoning:

R-C1

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 tranquil 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

Inclusions:
Property Listed By:

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



