



THE
A-TEAM

**RE/MAX
FIRST**

7820 24 Street, Calgary T2C0Y9

MLS® #: **A2113413**

Area: **Ogden**

Listing Date: **03/08/24**

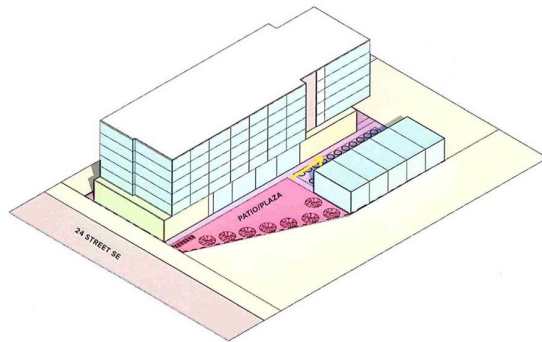
List Price: **\$3,950,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Calgary

Year Built:

0

Lot Information

Finished Floor Area

Lot Sz Ar:

32,000 sqft

Lot Shape:

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

72

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

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:

0110196

Zoning:

MR

Remarks

Pub Rmks:

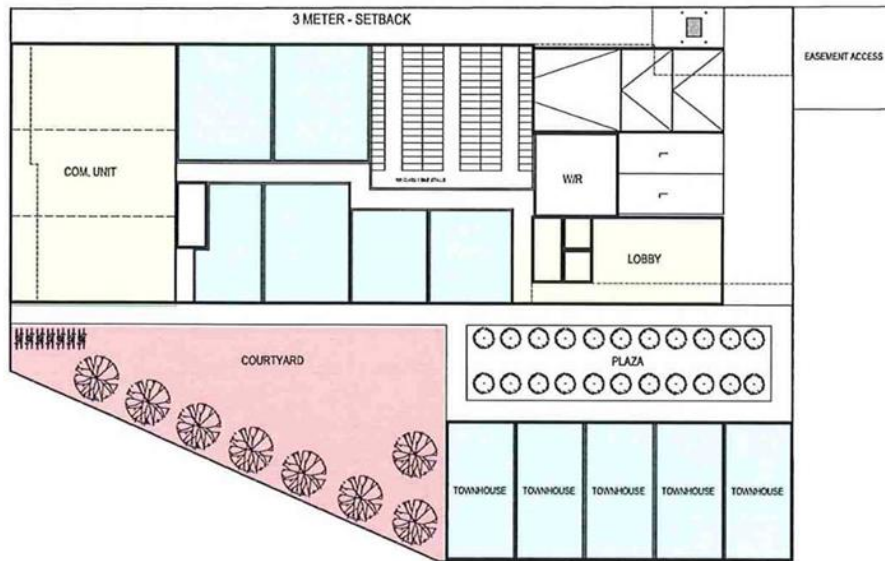
The site is located on 24th street SE and is adjacent to the Ogden fire station, the old Legion building and a park space. The site is also located within a short distance to the future Ogden and South Hill LRT stations. This project is envisioned as a six storey building, that could include commercial uses on the first floor, with residential above. The location is ideal for a higher density development due to its unique location , proximity to the Primary Transit Network and proximity to community amenities. A Feasibility study and pre-DP application has been carried out by Quantum Place and FAAS Architects to reflect been carried out by

Quantum Place Architects to reflect an ideal build for up to 116 units, plus a commercial component of up to 5300 square feet to reflect M-H1 District, Multi-Residential High Density Low Rise District land use designation. The site offers the ability for quick development for the much needed multi family and affordable housing / rental market.

Inclusions:
Property Listed By:

none
RE/MAX Realty Professionals

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



FLOORPLAN MAIN

COMMERCIAL 3 600 SQ.FT

5 TH + 6 UNITS = 11

