



THE
A-TEAM

**RE/MAX
FIRST**

434 MEREDITH Road, Calgary T2E 5A6

MLS®#: **A2113485**

Area: **Crescent Heights**

Listing Date: **03/12/24**

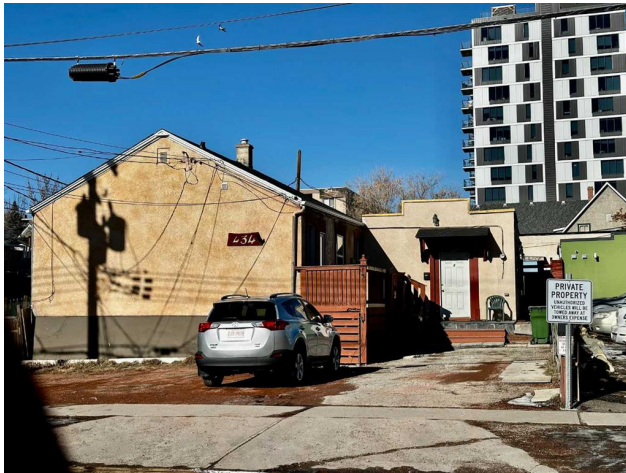
List Price: **\$1,198,000**

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

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

Lot Sz Ar:

6,969 sqft

Lot Shape:

DOM

68

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Near Public Transit

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Construction:

Flooring:

Water Source:

See Remarks

Fnd/Bsmt:

Kitchen Appl:

Int Feat:

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

E

Zoning:

MU-2 f4.0h34

Remarks

Pub Rmks:

Commercial land sale. MU-2 f4.0h34 Property 6,986+/- SQ FT lot, new land use zoning will allow for floor area of twice the site coverage ratio to almost 14,000 SQ FT

to maximum ht of 23 meters. Location is just minutes to downtown, near the corner of 4th Street NE and Memorial Drive NE. Excellent investment potential to construct a multifamily building. Property is leased to current tenant until February 2025 providing buyers a window for planning and acquiring necessary permits for construction. Ask your Realtor for the link to Calgary Land Use Bylaw for permitted uses.

Inclusions:

None

Property Listed By:

RE/MAX Real Estate (Mountain View)

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

