



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6108 33 Avenue, Calgary T3B1K5**

MLS® #: **A2114661**

Area: **Bowness**

Listing Date: **03/13/24**

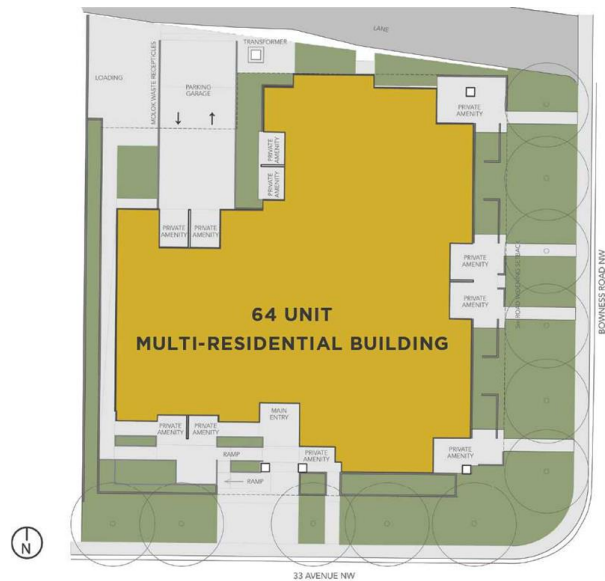
List Price: **\$2,975,000**

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

Lot Sz Ar:

**20,250 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**67**

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:

**4610AJ**

Zoning:

**MU-1F3.0H22**

Remarks

Pub Rmks:	<b>Multifamily building site located within the neighborhood of Bowness and falls into the Bowness Area Redevelopment boundary plan. Bowness road has been identified as a Main Street by the City of Calgary , meaning it is an active corridor that attracts Calgary to socialize work , live shop dine and celebrate. The location is a main transportation route for those who walk , cycle drive or use transit. Project in this location will enhance Bowness, will add growth of this eclectic and developing Bowness Road ( Main Street) and contributing to the Bowness Area Development Plan. The site has been identified as low-medium Multi Dwelling Land. This site location would be ideal for 64 suite , six storey building. The project is well located for affordable housing and the rapidly demanding rental market.</b>
Inclusions:	<b>none</b>
Property Listed By:	<b>RE/MAX Realty Professionals</b>

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

