



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7014 OGDEN Road, Calgary T2C1B4**

MLS® #: **A2114932**

Area: **Ogden**

Listing Date: **03/14/24**

List Price: **\$5,950,000**

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:

**31,320 sqft**

Lot Shape:

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**66**

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:

**375AM**

Zoning:

**MU-2 F7.0 Mixed Use - Act**

Remarks

Pub Rmks:

**The subject property represents an assembled parcel of land totaling .517 acres designated MU-2 F7.0 H240 mixed use - Active Frontage. It is located within a Transit Oriented Development area, adjacent to the future Greenline LRT Station. And is designated Community Activity Centre within Calgary's Municipal Development Plan. This project is envisioned as a twelve -storey mixed use building with commercial on the first floor and residential above. The location is ideal for larger higher density due to its proximity to the future Ogden Greenline LRT Station location on the future envisioned commercial Main Street for Ogden. The**

commercial uses at grade are intended to activate the street, improve vibrancy and increase the population in order to increase support for businesses and transit. The proposed development will enable Transit Oriented Development , in alignment with City Policy increasing housing , employment and services within proximity of the LRT.

Inclusions:

none

Property Listed By:

RE/MAX Realty Professionals

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

