



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**415 EDMONTON Trail, Calgary T2E 3S5**

MLS® #: **A2115264**

Area: **Crescent Heights**

Listing Date: **03/15/24**

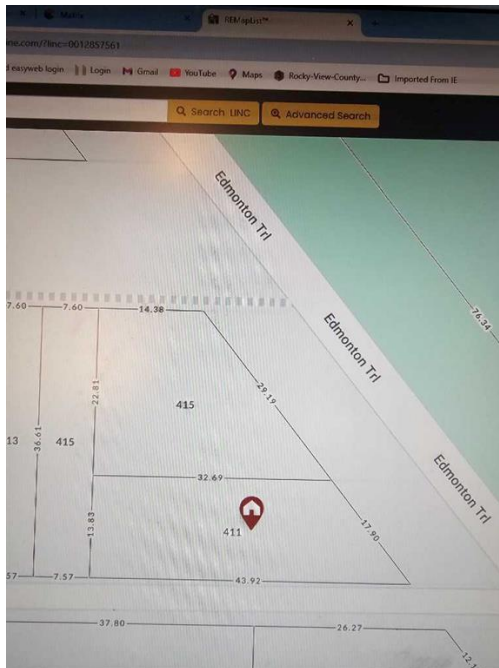
List Price: **\$1,800,000**

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:

**11,388 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**65**

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	Level	Dimensions
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Title:  
**Fee Simple**

Zoning:  
**M-C2**

Legal Desc: **1332N**

Remarks

Pub Rmks: **Attention Builders and Investors, A Convenient Multi-Residential M-C2 Development Site located in the popular Crescent Heights Community. With open views to the southern river and downtown direction. A Walking distance to downtown and close to many amenities along the Edmonton Trail and Centre Street North. The 411 Edmonton Trail adjoining lot is included in this listing. This 11,388 sqft M-C2 lot, with 155 feet frontage, offers great opportunities for builders and investors alike to develop their close-in-downtown dream residential projects.**

Inclusions: **appliances inside 2 suites are as is where is conditions, no warranties from the seller**  
Property Listed By: **TREC The Real Estate Company**

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

