



THE
A-TEAM

**RE/MAX
FIRST**

2216 36 Street, Calgary T2B 0Y1

MLS® #: **A2115281**

Area: **Forest Lawn**

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

List Price: **\$499,000**

Status: **Active**

County: **Calgary**

Change: **-\$76k, 10-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Calgary

Year Built:

0

Lot Information

Lot Sz Ar:

7,419 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

Legal/Tax/Financial

Level

Dimensions

Title:

Fee Simple

Legal Desc:

3457GT,

Zoning:

R-C2:

Remarks

Pub Rmks:	**Calling All Builders, Developers & Investors** Here's your chance to elevate South Calgary with this exceptional oversize cleared vacant RC-2 lot, perfectly primed for R-CG zoning. This spacious 65 ft x 110 ft parcel boasts excellent access and promising revenue opportunities. Whether you're seeking a consistent income generator or envisioning a distinguished residential project, this rare gem offers the canvas for up to 4 units plus 4 basement suites. Key Features: Generous Dimensions: The expansive 65 ft x 110 ft lot provides ample space for creative development. Basement Suites: Elevate the appeal of each unit with basement suites, offering additional living space or lucrative rental income opportunities. Accessibility: Positioned along 17 Avenue SE, a major arterial road in east Calgary, this property enjoys prime accessibility and exposure. Development Potential: With its unique blend of natural beauty and urban sophistication, this opportunity stands out. Don't miss this rare chance to shape the future of South Calgary's residential landscape. With its prime location, expansive lot size, and promising potential, seize the opportunity now to make your mark.
Inclusions:	N/A
Property Listed By:	Ace Realty

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