



THE
A-TEAM

**RE/MAX
FIRST**

2758 85 Street, Calgary T3H 4C4

MLS® #: **A2116287**

Area: **Springbank Hill**

Listing Date: **03/26/24**

List Price: **\$2,925,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Calgary

Year Built:

1974

Lot Information

Lot Sz Ar:

136,778 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,960

Low Sqft:

Ttl Sqft:

1,960

DOM

54

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

10

Garage Sz:

2

Access:

Lot Feat:

**Backs on to Park/Green Space,Creek/River/Stream/Pond,Landscaped,Private,Rectangular Lot,See
Remarks,Treed**

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Brick,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

No Animal Home,No Smoking Home

Utilities:

Room Information

Room

Living Room

Dining Room

Laundry

Bedroom

Bedroom

Game Room

Cold Room/Cellar

4pc Bathroom

Level

Main

Main

Main

Main

Lower

Lower

Lower

Lower

Dimensions

16`6" x 14`6"

13`3" x 11`5"

19`11" x 9`4"

11`1" x 9`10"

13`7" x 11`8"

35`2" x 13`8"

8`11" x 8`9"

Room

Kitchen

Breakfast Nook

Bedroom - Primary

Bedroom

Bedroom

Storage

2pc Bathroom

5pc Bathroom

Level

Main

Main

Main

Main

Lower

Lower

Main

Main

Dimensions

13`11" x 11`3"

12`0" x 9`11"

15`6" x 11`11"

11`1" x 11`0"

14`6" x 12`8"

31`6" x 9`9"

3pc Ensuite bath	Main	Legal/Tax/Financial
Title: Fee Simple		Zoning: DC (pre 1P2007)
Legal Desc:	3530AK	Remarks
Pub Rmks:	Attention developers and investors! This expansive 4.8-acre plot with 3.14 developable acres, presents a prime opportunity for development, conveniently located close to the new ring road, Aspen Shopping Centre, private, and public schools. Whether you're considering building luxurious dream homes from the ground up or revitalizing the existing residence, this property offers endless possibilities. With abundant land at your disposal, you have the flexibility to realize your vision for an ideal living space or embark on a lucrative development project. Contact us today to explore the myriad possibilities that await you on this versatile parcel of land.	
Inclusions:	N/A	
Property Listed By:	Century 21 Bamber Realty LTD.	

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











