



THE
A-TEAM

**RE/MAX
FIRST**

3711 15 Street, Calgary T2T 4A5

MLS® #: **A2118271**

Area: **Altadore**

Listing Date: **03/29/24**

List Price: **\$3,498,000**

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:

12,432 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

51

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:

4363AG

Zoning:

M-C2

Remarks

Pub Rmks:	ATTENTION developers, builders & investors. Development site 100x125 feet. This property has just been re-zoned to MC-2 with development permit approved by the City of Calgary for a 31 unit building. The plans and permits are included in the sale (plans are in realtor supplements). The site has already been cleared and ready to start construction right away! Opportunity to build and hold as rental with great cash flow. Also opportunity to finance with CMHC program with little money down.
Inclusions:	NA
Property Listed By:	RE/MAX Realty Professionals

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

