



THE
A-TEAM

**RE/MAX
FIRST**

7414 OGDEN Road, Calgary T2C 1B8

MLS® #: **A2118365**

Area: **Ogden**

Listing Date: **04/04/24**

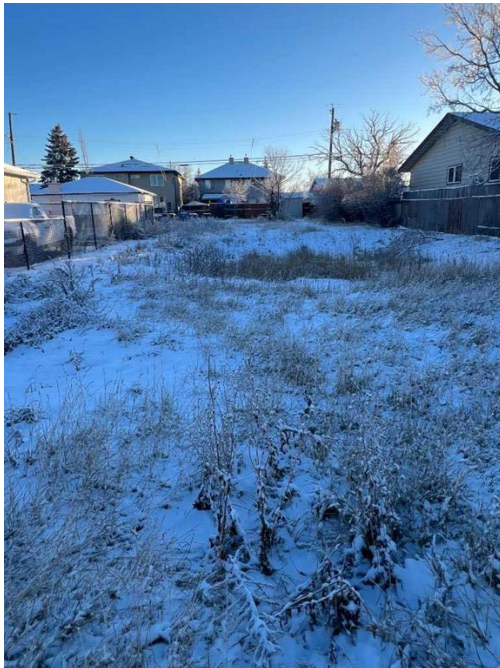
List Price: **\$399,999**

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:

6,006 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

45

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Back Alley Access

Lot Feat:

Back Lane

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

Title:
Fee Simple
Legal Desc:

375AM

Zoning:
R-C2

Remarks

Pub Rmks: **Presenting an exceptional vacant lot opportunity in Ogden! This parcel of land is tailor-made for developers, investors, or visionary individuals keen on realizing their dream abode in a warm and family-centric environment. Spanning an expansive 558 square meters, this lot provides ample room for your imaginative pursuits to flourish. Nestled in Ogden, it offers the best of both worlds: the tranquility of a residential neighborhood with the added perk of being just a brief 15-minute drive from the bustling downtown core or Macleod Trail. Benefit from the ease of access to major thoroughfares like Glenmore Trail and Barlow Trail, facilitating effortless commuting and exploration of the neighboring areas. Whether you're a seasoned developer eyeing a lucrative venture, an investor seeking to capitalize on the area's growth potential, or an individual longing to create a personalized sanctuary, this vacant lot in Ogden holds boundless promise. Seize this opportunity to turn your aspirations into reality today.**

Inclusions:
Property Listed By:

N/A
Coldwell Banker Mountain Central

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