



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3819 12 Avenue, Calgary T2A 0H8**

MLS® #: **A2118366**

Area: **Forest Lawn**

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

List Price: **\$599,999**

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:

**6,296 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:

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:

**7039GG**

Zoning:

**R-C2**

Remarks

Pub Rmks:

**Presenting an exceptional opportunity in Forest Lawn—a vacant lot waiting to be claimed! Ideal for developers, investors, or those with a vision for their dream home in a warm, family-centric locale. Spanning 585 square meters, this generous lot provides ample space for your creative endeavors. Nestled in Forest Lawn, it**

**offers the best of both worlds: a tranquil neighborhood atmosphere and easy access to downtown, just a short 8-minute drive away. Benefit from convenient connectivity to major roads like Deerfoot Trail and 16th Ave N, facilitating seamless commuting and exploration. Whether you're a seasoned developer seeking a lucrative venture, an investor eyeing the potential of this burgeoning area, or an individual eager to create your sanctuary, this vacant lot in Forest Lawn holds immense promise. Seize the opportunity to turn your aspirations into reality—act now and make your dreams come true.**

Inclusions:

**N/A**

Property Listed By:

**Coldwell Banker Mountain Central**

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