



THE
A-TEAM

RE/MAX
FIRST

820 1 Street, Calgary T2M 2R7

MLS® #: **A2123676**

Area: **Crescent Heights**

Listing Date: **04/17/24**

List Price: **\$850,000**

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

Finished Floor Area

Lot Sz Ar:

4,305 sqft

Lot Shape:

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

31

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Cleared, Rectangular Lot, Views

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:

4456R

Zoning:

R-C2

Remarks

Pub Rmks:

ATTENTION ALL INVESTORS & HOME BUILDERS! BUILD-READY SITE is awaiting a visionary to take advantage of this amazing opportunity to build in the BEAUTIFUL community of Crescent Heights. This Corner Lot is only ONE BLOCK FROM POPULAR CRESCENT ROAD with the most scenic skyline views, pathways, and parks for the avid fitness enthusiast. This parcel of land is tailor-made for a visionary new home builder. This flat corner lot that will accommodate more than 2,200 sq ft 2-Storey Home or a semi detached home or even more with the new zoning rules in the city. A single family home can accommodate a detached double garage with a lane suite above for added rental income. The owner of this property has already begun initiating the Building Application process through the City of Calgary and has already removed the old dwelling and shut off the services and has submitted proposed Plans and Blueprints that is currently under review. The new owner can take over the file and tweak the existing plans to something more conducive to their needs. It's not too late to take advantage of this magnificent opportunity to

get into this beautiful location that is close to Downton, Restaurants, Café's, Schools, Parks (Prince's Island Park), North Hill Curling Club, pathways plus so much more! Take a drive by this gorgeous location and see for yourself all the potential in this R-C2 zoned corner lot in the popular community of Crescent Heights. Whether you're a seasoned developer eyeing a lucrative venture, an investor seeking to capitalize on the area's growth potential, or an individual seeking to create a beautiful new home, this vacant lot in Crescent Heights holds an abundance of potential. Take advantage of this opportunity to turn your dreams into reality today.

Inclusions:

NONE

Property Listed By:

Century 21 Bravo Realty

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







