



THE A-TEAM

RE/MAX FIRST

6516 35 Avenue, Calgary T3B 1S8

MLS#: A2124213 Area: Bowness Listing Date: 04/18/24 List Price: \$849,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Calgary
City/Town: Calgary
Year Built: 0
Lot Information
Lot Sz Ar: 11,517 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 0
Low Sqft:
Ttl Sqft:

DOM
247
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Access:
Lot Feat: Back Yard,City Lot,Few Trees,Front Yard,Lawn,Street Lighting,Near Public Transit,Rectangular Lot
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat: Private Entrance,Private Yard,Storage
Kitchen Appl:
Int Feat:
Utilities:
Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 4610AJ
Zoning: R-C2

Remarks

Pub Rmks: Exceptional 11494 Sq. Ft. Lot 50' x 229.88' in SIZE right here in Bowness for all your Building needs. There is an approximate 824 Sq. Ft. Bungalow located on it that we do NOT have access to and is currently rented up and down and a 4 Car Heated Detached Garage/Shop 16.5' X 52' 824 Sq. Ft. in Size. The property is for the LAND ONLY and NO ACCESS will be given to either the house nor the Garage/Shop. There is a Shed as well. Imagine what you could do with this size parcel??? Endless possibilities, and Great Location too. To change the Zoning from R-C2 to a M-C1, you would need to apply through City of Calgary the Land Use Amendment.

Inclusions:
Property Listed By:

Builders looking for your next opportunity, then you need to drive by this parcel and see for yourself.
"AS IS"
RE/MAX House of Real Estate

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



